



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
MAY 6, 2020**

The Planning and Zoning Commission of the City of Thibodaux assembled in regular session via Zoom Video Conference, on Wednesday, May 6, 2020 at 5:00 P.M.

There were present: Clay Breaud, Robert Mire, Mark Kearns, Drew Andrews

Absent: Cheryl Thomas

The minutes of the March 4, 2020 Planning and Zoning Commission were approved as written.

James Templeton, David A. Waitz Engineering and Surveying, Inc., 1107 Canal Boulevard addressed the Board on behalf of South LA Rentals, LLC for final plat approval of re-division of the north half of Lots 14 & 71, Lefort Addition to Thibodaux, into the revised north half of Lot 14 and the revised north half of Lot 71 located on the East side of Goode St. Mr. Templeton noted there has been a bit of discrepancy of the said property that it was already divided. He also commented the property is being treated as one right now, splitting it into two properties with each lot fronting its respective street.

Clay Breaud, Chairman of the Board posed questions if utilities are in place in which Roland Soignet, Jr. Zoning Administrator replied yes.

On motion of Kearns, seconded by Mire, the Board voted on a motion to approve the request for final plat approval of re-division of north half of Lots 14 & 71, Lefort Addition to Thibodaux into revised north half of Lot 14 and revised north half of Lot 71.....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Andrews

NAYS: None

ABSTAINED: None

ABSENT: Thomas

James Templeton, David A. Waitz Engineering and Surveying, Inc., 1107 Canal Boulevard addressed the Board on behalf of Maki Properties, LLC for final plat approval of re-division of property into Lot 37-A and 37-B located on the south side of W 4th Street. Mr. Templeton noted there are existing structures on the property, a house on the east side and larger building on the west side proposing to split property into two lots.

Clay Breaud, Chairman of the Board posed questions of any knowledge of proposed use once property is divided in which Mr. Templeton stated he was uncertain.

On motion of Kearns, seconded by Mire, the Board voted on a motion to approve the request for final plat approval of re-division of property into Lot 37-A and Lot 37-BUpon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Andrews

NAYS: None

ABSTAINED: None

ABSENT: Thomas

Troy Bellanger, J. B. Levert Land Company, Inc., 204 East Bayou Road addressed the Board on behalf of Acadia Land Surveying, LLC for final plat approval of Plantation Acres, Phase 4, Addendum #6 and Rienzi Commons Subdivision located on the eastern end of Glenwild Drive. Mr. Bellanger noted everything is complete per plans submitted to City Administration.

Clay Breaud, Chairman of the Board posed questions of outstanding punch-list items, drainage, and utilities in which Mr. Bellanger and Roland Soignet, Jr., Zoning Administrator noted as per plans and specs these items are complete per City Administration's approval and utilities are in place.

On motion of Mire, seconded by Kearns, the Board voted on a motion to approve the request for final plat approval of Plantation Acres, Phase 4, Addendum #6 and Rienzi Commons Subdivision.....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Andrews
NAYS: None
ABSTAINED: None
ABSENT: Thomas

Leslie Clement, Jr., Attorney at Law addressed the Board on behalf of Ad-Val, Inc. to amend Residential District Permitted Uses Table 5.1 to add “Specialty Restaurant” as a special exception within R-3 Zoning Districts. Mr. Clement noted the previous request was turned down by the City Council to change the zone to C-1 and was advised to amend his request to add “Specialty Restaurant” as a special exception in R-3 Zoning District. He also noted approving this as a permitted use does not mean it automatically would be allowed, it would have to be approved by the Board and City Council.

Clay Breaud, Chairman of the Board along with Board members noted restaurants are not allowed in R-3 Zoning District. The restaurants or “specialty restaurants” that are currently within the R-3 District is allowed under the grandfather provisions. Mr. Breaud also noted this change would then be allowed for all R-3 Districts not just the request at hand and could become a political issue. Mr. Andrews noted it would set precedence, by allowing one then you would almost be obligated to allow the next request.

Mr. Clement stressed the request is just to amend the Permitted Use Table to add “Specialty Restaurant” as a special exception in R-3 and would like the Board to consider tabling the request to further study and understand the Zoning Ordinance.

On motion of Kearns, seconded by Andrews, the Board voted on a motion to table the request to amend Residential District Permitted Uses Table 5.1 to add “Specialty Restaurant” as a special exception within R-3 Zoning Districts until June to further study the regulations of City of Thibodaux’s Zoning Ordinance.....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Andrews
NAYS: None
ABSTAINED: None
ABSENT: Thomas

There being no further business the meeting was adjourned.

Liz Guidry, Secretary

Roland Soignet, Jr., Zoning Administrator