



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
JULY 1, 2020**

The Planning and Zoning Commission of the City of Thibodaux assembled in regular session via Zoom Video Conference, on Wednesday, July 1, 2020 at 5:00 P.M.

There were present: Clay Breaud, Mark Kearns, Cheryl Thomas, Drew Andrews

Absent: Robert Mire

The minutes of the June 3, 2020 Planning and Zoning Commission were approved as written.

Gary LeBouef, Duplantis Design Group, 314 East Bayou Road addressed the Board on behalf of J. B. Levert Land Company for final plat approval of re-division of a portion of remaining undeveloped property belonging to J. B. Levert Land Company, Inc. into Kearny Drive extension & Lamar Drive of the J. B. Levert Commercial Park Subdivision and the remaining undeveloped property belonging to J. B. Levert Land Company, Inc. located on the west side of Kearny Drive approximately 240' west from intersection of Kearny Drive & Canal Boulevard located in Section 43, T14S-R16E, City of Thibodaux, Louisiana.

Clay Breaud, Chairman of the Board gave a brief overview noting this is a two-part dedication for roadway construction and drainage system of Lamar Drive and Kearny Drive extension which required upgrading to bring construction up to current standards.

Gary LeBouef and Roland Soignet, Jr., Zoning Administrator for the City of Thibodaux both noted road upgrades are complete in regards to the approved plans. Mr. Soignet also noted the base for lighting has been poured and waiting to do inspections on lighting.

On motion of Kearns, seconded by Thomas, the Board voted on a motion to approve the request for final plat approval for re-division of a portion of remaining undeveloped property into Kearny Drive extension & Lamar Drive and remaining undeveloped property of the west side of Kearny Drive of J. B. Levert Commercial Park Subdivision as presented.....Upon roll call the vote was as follows:

YEAS: Breaud, Kearns, Thomas, Andrews

NAYS: None

ABSTAINED: None

ABSENT: Mire

Louis Hebert, 117 Westside Boulevard, Thibodaux, Louisiana addressed the Board with his request to be granted a special exception in accordance with the provisions of Section 307 of the City of Thibodaux Comprehensive Zoning Ordinance to construct a duplex on a 48' x 166' lot located at 328-A & 328-B Tetreau Street within an R-2 Zoning District. Mr. Hebert gave a brief overview of the project noting for clarification he will construct a duplex on the property, not two single-family dwellings.

Clay Breaud, Chairman of the Board along with Board members posed questions of setbacks, off-street parking, and drainage in which Mr. Hebert replied he is in compliance with required setbacks, drainage will be directed to the front of the property on Tetreau Street and there will be ample space for four parking spaces located on the property in front of the duplex.

Larry Toups, 561 Goode Street addressed the Board representing himself along with the residents Dale Benoit, 318 Tetreau Street, Peyton Morvant, 307 Tetreau Street, Herbert Toups, 315 Tetreau Street, Gayle Rochelle, 327 and 311 Tetreau Street, Peter Orgeron, 327-A Tetreau Street, Kaitlyn Glover, 326 Tetreau Street, Scott Badeaux, 564 Goode Street, Troy Andrews, 536 Goode Street, Jimmy Bernard, 562 Goode Street, Eric Benoit, 512 Goode Street, Ashly Webre, 547 Goode Street and Alice Kliebert, 538 Goode Street which all parties oppose the request that a special exception be granted.

Roland Soignet, Zoning Administrator for the City of Thibodaux noted the plans were reviewed and is in compliance with the City and R-2 allows for a two-family dwelling as a special exception.

Councilman Gene Richard, 516 Foret Street addressed the Board representing the surrounding residents along Goode and Tetreau Street noting with the change of the Zoning Ordinance one of the purposes was to make property / square footage footprint wise and population less dense in narrow, small congested areas.

On motion of Kearns, seconded by Thomas, the Board voted on a motion to approve the request as presented to grant a special exception to construct a duplex located at 328-A & 328-B Tetreau Street.....Upon roll call the vote was as follows:

YEAS: Breaud, Kearns, Thomas, Andrews

NAYS: None

ABSTAINED: None

ABSENT: Mire

Clay Breaud noted the next Planning and Zoning meeting should be a public meeting within Council Chambers.

Louis Hebert posed questions for confirmation of City Council meeting date for his request.

Mark Kearns suggested to Louis Hebert to meet with the residents of Goode Street and Tetreau Street to allow them to see what he is proposing to construct.

There being no further business the meeting was adjourned.

Liz Guidry, Secretary

Roland Soignet, Jr., Zoning Administrator