



**OFFICIAL MINUTES OF THE  
PLANNING AND ZONING MEETING  
CITY OF THIBODAUX  
THIBODAUX, LOUISIANA  
AUGUST 5, 2020**

The Planning and Zoning Commission of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2<sup>nd</sup> Street, Thibodaux, Louisiana, on Wednesday, August 5, 2020 at 5:00 P.M.

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

Absent: Cheryl Thomas

The minutes of the July 1, 2020 Planning and Zoning Commission were approved as written.

Melinda Adams, 201 Ashton Drive, on behalf of Thibodaux Play House addressed the Board with her request to be granted a special exception to utilize building located at 902 Jackson Street as a vocational education facility within an R-3 Zoning District. Mrs. Adams gave a brief overview of the project noting the building would mainly be used for rehearsals and it would provide adequate storage for stage props and equipment.

Clay Breaud, Chairman of the Board posed questions of parking in which Mrs. Adams replied there should be ample parking with an average of five to six cars only two to three times a week with the maximum of ten to twelve cars.

On motion of Kearns, seconded by Mire, the Board voted on a motion to approve the request to be granted a special exception for Thibodaux Play House to operate as a vocational education facility located at 902 Jackson Street.....Upon roll call the vote was as follows:

**YEAS:** Breaud, Kearns, Mire, Andrews

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** Thomas

The next item on the agenda is to consider request by Councilman Mike Naquin for text revisions to the City of Thibodaux's Comprehensive Zoning Ordinance, Article II, Section 202 and Article V, Section 508 as per the following:

**Article II – Definitions and Rules of Interpretation**

**Amend Section 202 – Definitions of the Zoning Ordinance to include the following definitions:**

*Campus* – The grounds and buildings of an institution, especially a college or other institution of learning, a hospital or a corporation whose boundaries are contiguous.

*Dormitory/Residence Hall* – a building owned by, leased by or operated by another party on behalf of a college or university, school, medical facility or other entity that is used to provide housing, lodging and/or sleeping and residential quarters for large or small numbers of people such as students, patient families and friends or others who are enrolled in, admitted to or in some way associated with the college or university, school, medical facility or other entity.

**Article V – Use District Regulations**

Amend “Section 508 – Special Use Districts” by changing the word “Dormitory” to “Dormitory/Residence Hall” in Table 5.7 that contains the C (Campus Use District) Zone permitted use listing.

Clay Breaud, Chairman of the Board noted currently these definitions are not in the Zoning Ordinance and we are looking to add these and for a building to be considered a dormitory/residence hall the boundaries would have to be contiguous with the campus and change the wording from dormitory to dormitory/residence hall.

On motion of Kearns, seconded by Mire, the Board voted on a motion to approve to include the definition of a campus, dormitory/residence hall and amending Article V Section 508 – Special Use Districts as outlined as presented.....Upon roll call the vote was as follows:

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

Freddie Gaines, 1214 Narrow St addressed the Board along with Shamekia Carter to be granted a special exception to place a 28' x 72' manufactured home on a 60' x 150' lot located at 1348 Ledet Street within an R-4 Zoning District.

Clay Breaud, Chairman of the Board noted previous requests have been granted special exceptions to allow manufactured homes in this area and questioned if all utilities are installed which Roland Soignet, City of Thibodaux Zoning Administrator replied all utilities have been installed.

On motion of Mire, seconded by Andrews, the Board voted on a motion to approve the request as presented to grant a special exception to allow a 28' x 72' manufactured home on lot located at 1348 Ledet Street.....Upon roll call the vote was as follows:

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

Leslie Clement, Attorney at Law, 409 Canal Boulevard addressed the Board on behalf of Delonica Johnson to be granted a special exception to operate a "Specialty Restaurant" at 1309 St. Charles Street within a B-1 Zoning District. Mr. Clement gave a brief overview noting the recent approval for zoning change to B-1 by the City Council.

Delonica Johnson, 2552 West Orice Roth Road, Gonzales, Louisiana addressed with her intent to operate a "Specialty Restaurant" which will include the sale of snowballs and street foods.

Mark Kearns, Board member posed questions of there would be indoor seating or strictly take-out in which Mrs. Johnson replied it would be strictly take-out.

On motion of Kearns, seconded by Mire, the Board voted on a motion to approve the request to be granted a special exception to operate a specialty restaurant at 1309 St. Charles Street.....Upon roll call the vote was as follows:

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

Sheila T. Johnson, 600 Jefferson Street addressed the Board with her request to be granted a special exception to operate a personal service establishment (massage therapist) at 600 Jefferson Street within an R-3 Zoning District. Mrs. Johnson noted due to the recent Covid pandemic, it would be more financially beneficial to work out of her home, having only one client at a time, no advertising so it would not generate a lot of traffic.

Clay Breaud, Chairman of the Board along with Board member Mark Kearns posed questions pertaining to adequate parking and the sale of supplements or products and if there are building modifications in which Mrs. Johnson replied there would be no sale of products and the installation of hand rails is the only modification made for safety reasons.

On motion of Mire, seconded by Andrews, the Board voted on a motion to approve the request to be granted a special exception to operate a personal service establishment at 600 Jefferson Street.....Upon roll call the vote was as follows:

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

Clay Breaud requested updated information on signage traded, moved or taken down within the City of Thibodaux.

There being no further business the meeting was adjourned.

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Liz Guidry, Secretary

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Roland Soignet, Jr., Zoning Administrator