



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
JANUARY 6, 2021**

The Planning and Zoning Commission of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, on Wednesday, January 6, 2021 at 5:00 P.M.

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

Absent: Cheryl Thomas

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

Clay Breaud, Chairman of the Board addressed the Board with the request by David A. Waitz Engineering & Surveying, Inc. on behalf of Jared and Holli Leblanc for sketch and final plat approval of re-division of West 120' of Lot 1, Block 8 of Ridgefield Heights Subdivision, Addendum No. 1 into Lot 1-A & 1-B located on the southern side of Lafaye Avenue approximately 141' West from intersection of Ridgefield and Lafaye Avenue in Sections 23 & 24, T15S-R16E. Mr. Breaud posed questions referencing utilities, lot size requirements and proposed use.

Roland Soignet, Zoning Administrator confirmed utilities are in place and current zoning lot size requirements only allows for a townhouse to be constructed on each lot of reference.

On motion of Mire, seconded by Kearns, the board voted on a motion to approve sketch and final plat approval of re-division of Lot 1, Block 8 of Ridgefield Heights into Lot 1-A & Lot 1-B contingent upon the property be utilized to construct a townhouse only due to the property not meeting the required minimum lot square footage and lot frontage....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Andrews

NAYS: None

ABSTAINED: None

ABSENT: Thomas

Clay Breaud, Chairman of the Board addressed the request by City Administration to re-zone property of East and West Thibodaux Middle School, Bayou Community Academy (BCA) and Lafourche Parish School Board offices from an R-4 to a C Zoning District. Mr. Breaud noted there are several locations throughout the City with the same request to rezone property from R-4 Zone to C (Campus) Zone and the Board would discuss all request as a whole and vote individually. Questions were posed as to why some nursing homes and schools were eliminated in the request to re-zone and how would signage be regulated in these locations.

On motion of Mire, seconded by Kearns, the Board voted on a motion to table the request to re-zone Lafourche School Board Offices, East & West Middle School and Bayou Community Academy (BCA) until further clarification can be made with reference to the Sign Ordinance regulations in these zones and whether or not administrative building should be included.....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Andrews

NAYS: None

ABSTAINED: None

ABSENT: Thomas

To consider a request by City Administration to re-zone property of Thibodaux High School located at 1355 Tiger Drive from an R-4 to a C Zoning District.

On motion of Mire, seconded by Kearns, the board voted on a motion to table the request to re-zone property of Thibodaux High School until further clarification with signage regulation is addressed.....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Andrews

NAYS: None

ABSTAINED: None

ABSENT: Thomas

To consider a request by City Administration to re-zone property of Thibodaux Health Care Center located at 150 Percy Brown Road from an R-4 to a C Zoning District.

On motion of Mire, seconded by Kearns, the board voted on a motion to table the request to re-zone property of Thibodaux Health Care Center until further clarification with signage regulation is addressed.....Upon roll call the vote was as follows:

YEAS: Breaud, Mire, Kearns, Andrews

NAYS: None

ABSTAINED: None

ABSENT: Thomas

Clay Breaud posed questions of any new construction within the City of Thibodaux in which Roland Soignet, noted the new construction of Chick-Fil-A along North Canal Boulevard to start in February.

Clay Breaud posed questions if the request by Leslie Clement to change hours of operation in a B-1 Zone along Saint Charles Street was approved by City Council.

There being no further business the meeting was adjourned.

Liz Guidry, Secretary

Roland Soignet, Jr., Zoning Administrator