



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
June 2, 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, June 2, 2021 at 5:00 P.M.

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

The minutes of the May 5, 2021 Planning and Zoning Commission were approved as written.

Troy Bellanger, 204 E. Bayou Rd. addressed the board on behalf of J.B. Levert Land Company requesting to be granted variances for a minimum 45' lot width & 4,950 square foot lot area for subdivision development of single family "garden" or "patio" homes while providing 5' interior side yard and under 60% lot coverage minimum within an R-3 Zoning District. He stated this project was approved by this commission & the City Council and construction just started. This lot size variance should have been addressed when it was introduced but due to a misinterpretation of the zoning ordinance we missed this until it was brought to our attention recently. This was the actual intent of the subdivision that is why these lots are a bit larger than the previous townhome lots. In recent years builders have come to us looking for these type of garden or patio homes. These 27 lots will meet the character of the existing neighborhood and there would be less density. In the future we extend that street where it wouldn't dead end it would actually get to what is considered the extension of Rosedown where you would have another emergency exit until and when that road is ever improved it would then be one circle.

Viola Durshimer, 100 Harkey Dr., expressed her concerns regarding traffic congestion on Arlington Dr. and recent drainage issues in the area.

On motion of Kearns, seconded by Andrews, the Board voted on a motion to approve the variances for the 45' lot width and 4,950 square footage...upon roll call the vote was as follows:

YEAS: Bread, Mire, Kearns, Andrews
NAY: None
ABSTAINED: None
ABSENT: Cheryl Thomas

The next item on the agenda is to consider request by Jestin Major to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to operate a snowball business (specialty restaurant) that also offers nachos at 500 E. 7th Street within a B-1 Zoning District. Breaud noted Mr. Major wasn't present to discuss his request, however the location is in the old Van's Meat Market building and the fit was probably good for a snowball stand or a nacho stand and he didn't see any issues with it. On motion of Mire, seconded by Kearns, the Board voted on a motion to approve the special exception to operate a snowball business that also offers nachos at 500 E. 7th Street in a B-1 Zoning District.

The next item on the agenda is to consider request by City Administration for text revisions to the City of Thibodaux's Comprehensive Zoning Ordinance, Article II, Section 202 and Article V, Sections 505, 506, 507 & 508 and Article VIII, Section 803 as per the following:

Article II – Definitions and Rules of Interpretation

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

Commercial/Large Scale Solar Systems – Ground mount solar energy systems that are designed for providing energy to off-site uses or export to the wholesale market.

Article V – Use District Regulations

Add the use Solar Farm as a "Special Exception" in Section 505-Table 5.1, Section 506-Table 5.3, Section 507-Table 5.5 and Section 508-Table 7 in all zoning districts.

Article VIII – Use Standards

Add Subsection M as follows:

M – Commercial/Large Scale Solar Systems – Ground mount solar energy systems that are designed for providing energy to off-site uses or export to the wholesale market require a Special Exception and shall comply with all applicable provisions of the Lot Zoning Ordinance. The following information shall also be submitted as part of the application for Special Exception.

(1) A site plan with existing conditions showing the following:

Ownership information for the proposed development, existing property lines and property lines extending one hundred (100) feet from the exterior boundaries including the names of adjacent property owners and the current use of those properties.

- a. Existing public and private roads, showing widths of the road and any associated easements
- b. Location and size of any abandoned wells, sewerage treatment systems
- c. Existing buildings and impervious surfaces
- d. A contour map showing topography at two (2) foot intervals. A contour map of surrounding properties may also be required.
- e. Existing vegetation (list type and percentage of coverage: i.e., cropland / plowed fields, grassland, wooded areas, etc.)
- f. Any delineated wetland boundaries
- g. A copy of the current FEMA FIRM maps that shows the subject property including the one-hundred year floor elevation and any regulated flood protection elevation, if available.
- h. Surface water drainage patterns
- i. The location of any subsurface drainage tiles to the extent known

(2) A conceptual site plan of proposed conditions showing the following which will not be significantly altered prior to submitting for a building permit:

- a. Location and spacing of the solar panels
- b. Location to access roads
- c. Location of underground or overhead electric lines connecting the Concentrated Solar Energy Soldering (CSES) to a building, substation or other electric load
- d. New electric equipment other than at the existing building or substation that is to be the connection point for the CSES
- e. A statement as to the tax parcels impacted by the development and the projected responsibility for payment of ad valorem real property taxes during the life of the project

(3) Fencing and Weed/Grass Control

- a. The applicant shall submit an acceptable weed/fence control plan for property inside and outside the fenced area for the entire property impacted by Solar Energy Systems (SES) construction. The operating company during the operation of CSES shall adhere to this vegetation plan.
- b. Perimeter fencing shall have a maximum height of eight (8) feet. The fence shall contain appropriate warning signage that is posted such that it is clearly visible on the property.

(4) Setbacks and Yards

- a. Solar panels shall be setback a minimum of fifty (50) feet from all property lines of property that is not a part of the special exception permit application. Solar panels shall be kept at least one hundred (100) feet from principal residential dwellings that are not part of the Special Exception permit.
- b. Yards or lot coverage limits shall not apply to the solar panel installations of a CSES, however, the City may establish reasonable setbacks and drainage accommodations as may be necessary to prevent erosion and negative impacts to neighboring properties, as part of any Special Permit issued.

(5) Fire Protection

- a. A fire protection plan for the construction and the operation of the CSES, and emergency access to the site.

(6) Compliance with Building Code

- a. All solar energy systems shall comply with all City of Thibodaux building and maintenance codes as well as all Federal and State requirements. A final site plan will be submitted to the City of Thibodaux upon application for the project's building permit. In the event the solar panel height, layout, lot coverage or other information provided in the application for special use permit varies substantially from that approved as provided herein, pursuant to this, an amendment shall be required to the Special Use Permit.

Breaud noted for Article V – Use District Regulations it should reference Section 508 – Table 5.7 in lieu of Table 7. He also indicated the need to reference to Section 803-M in Use Standards for Section 505-Table 5.1, Section 506-Table 5.3, Section 507-Table 5.5 and Section 508-Table 5.7. Also, in the conceptual site plan we need to add letter “f. The minimum individual tract acreage shall be four (4) acres.”

On motion of Mire, seconded by Kearns, the Board voted on a motion to approve the text revisions to the City of Thibodaux’s Comprehensive Zoning Ordinance to include the use of Solar Farms as a special exception in Sections 505, 506, 507 and 508.

There being no further business the meeting was adjourned.