



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
January 5, 2022**

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 5, 2022 at 5:00 P.M.

There were present: Clay Breaud, Robert Mire, Mark Kearns, Cheryl Thomas and Drew Andrews
Absent: None

The minutes of the December 1, 2021 Planning and Zoning Commission were approved as written.

Breaud noted the first item on the agenda is to consider request by Acadia Land Surveying, L.L.C. on behalf of J.B. Levert Land Company for sketch and final plat approval of re-division of Lot 2 and 3-A into Lot 2-A and sketch and preliminary approval of Kearny Dr. extension within Levert Business and Industrial Park located in Sections 42 & 42, T14S-R16E, City of Thibodaux, Louisiana. He noted this was on the agenda two months ago and was tabled due questions about extending the roadway at least to the back property line and about grading the entire 50' right of way rather than just behind the curb. Also there was a section in between the two roads that is paved right up to Academy and on the other side was subdivided property and they went back to re-subdivide the property and dedicated a 50' wide section for the Kearny Dr. extension that was done previously. No utilities were required on these lots since they have existing utilities located along St. Patrick St. to service these areas.

Troy Bellanger of Levert Land Company, 204 E. Bayou Rd. noted they had the section of road right of way dedicated some years ago and then off of the Kearny Dr. extension off of Canal Blvd. where the entire right of way was put in from Canal Boulevard to that Rienzi Canal and in three different phases that street was extended and the intent is that once that property behind the Hampton Inn is developed and made a lot of record that is when we would come in to go ahead and tie this street to make it continuous all the way from Canal Boulevard to St. Patrick St. He noted as far as the extension of the road he wanted to know if they could extend it further from the original drawing to the drainage right of way due to concerns about City crews maintaining that bank and if the street goes that far they will be crossing over the curb and breaking concrete so he asked if they could shift the road and stop it at the right of way line.

On motion by Mire, seconded by Kearns, the Board voted on a motion to accept the sketch and preliminary plat approval of re-division of Lot 2 and 3-A into Lot 2-A and sketch and preliminary plat approval of Kearney Dr. extension within Levert Business and Industrial Park with the condition that the road get extended to the back servitude line rather than the property line.....upon roll call the vote was as follows:

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

Breaud noted the next request is to consider request by Leonard Chauvin, P.E., P.L.S. Inc. on behalf of J. B. Levert Land Company for final plat approval of Rienzi Village Townhomes, Add. No. 5 subdivision located on the east side of Canal Boulevard approximately 863' east from intersection of N. Canal Boulevard & Arlington Dr. in Section 114, T14S-R16E, City of Thibodaux, Louisiana. Breaud noted in their packet we had received a final plat on this and tonight he passed out a revised plat, if you look at the revised plat there are a couple of differences.

Trey Chauvin of Leonard Chauvin Civil Engineer and Land Surveying, 627 Jackson St., stated this tract of land is Addendum No. 5 to Rienzi Village Townhomes, it is 27 lots and at this time the contractor has completed the paving, installation of water and gas, sewer, light pole foundations, grading and there are a few punch list items needed to be addressed and also install the light poles, the foundations are in but the light poles are still not delivered to the site and they were looking for conditional approval until the light poles could be installed, punch list items from the contractor and also getting Entergy in there to install the power.

Breaud stated several months ago this subdivision came in front of us again and there was a question about dividing the lots up and he went back and forth, sent emails to you, the Mayor and everybody and asked the Mayor to get clarification from the City. Our recommendation on this is to the City Council, we make recommendation to the City Council to either approve or disapprove this and it is up to the City Council since there was some question about whether the City Council would see this subdivision again, well

in his mind the City Council has got to approve it after the construction, they can't approve it before the construction is done, so when we make a motion tonight I want that to be made to the City Council and let them handle their legal business however they've got to handle it since he didn't get a response back from it but we want to do it the right way that we supposed to do it. Breaud asked Mr. Chauvin to explain what was a final plat.

Chauvin noted that final plat is indicating that all the boundaries have been monumented, meets minimum standards set forth by the Louisiana Professional Land Surveying Board, what we put on the plat is accuracy of what has been delivered in the field, in the office and it has been checked and completed under the supervision of a professional land surveyor.

Breaux stated if you look at the bottom left hand corner there is a certification by the surveyor saying they meet all the minimum standards of accuracy so that when somebody wants to buy a lot in this subdivision they go to the court house and this plat gets recorded and they can get the dimensions of this lot, they know how wide and deep it is, each black dot represents a pipe that is in the ground so you can go and find that corner so it identifies the whole subdivision. On the middle bottom corner there is a dedication, what this plat does is that the landowner dedicates to the City the streets, the utilities, the right of way, so they are giving this to the City and saying we are donating you this street that we paid for, all the utilities that we paid for and giving it to you to maintain and we didn't have that on the final plat so that was added as well, so those two things were added. The legend was also updated to reflect the new construction. If we approve this motion tonight you all are giving me permission to sign this plat, then the Mayor signs it and the owner signs it and it gets recorded in the court house and then they can sell lots in the subdivision. We make a recommendation to the City Council, it is the City Council's responsibility to approve this and they can't approve it before it gets built, if they don't know if they have cracks in the street, so that was his argument way back when and hopefully it gets resolved but in his mind the City Council needs to approve this based upon our recommendation that we are giving them tonight. When we give a conditional approval we were given a punch list from the engineer tonight which included:

- 1) Adjust fire hydrant and valve pads along Toledano Dr. as indicated on the typical detail for hydrant settings indicated on the drawings issued for construction.
- 2) Remove debris from lots left over from construction.
- 3) Fine grade swale on five foot private drainage servitude between Addendum 4 and Addendum 5 so that ponding does not occur in swale.
- 4) Install swale within five foot drainage private drainage servitude between Addendum 5 and Addendum 6.
- 5) Adjust sewer manhole cover at the end of Toledano Dr. to elevation indicated on drawings issued for construction.
- 6) Add fill material on Lot 6, 7 & 8 of Block 7 so that water does not pond behind curve.
- 7) Install street name for Toledano Dr.
- 8) Install light poles upon delivery.
- 9) Sweep and clean streets upon completion of punch list items.
- 10) Etch location of sewer services.

On motion by Kearns, seconded by Thomas, the Board voted on a motion to accept the final plat approval of Rienzi Village Townhomes, Add. No. 5 subdivision conditioned upon the City Council approve this based upon the punch list items being completed and wanted this to show up in the minutes, he didn't want someone to buy a lot in this subdivision in an unapproved subdivision and he wanted to get something from the lawyer saying this is the right way because he had requested that months ago and there was some concerns about the time limit well it has been a year now and the attorney had more than a year to make a decision and he can't see how the City Council can approve something before it is built. Upon roll call the vote was as follows:

YEAS: Bread, Mire, Kearns, Thomas, Andrews

NAY: None

ABSTAINED: None

ABSENT: None

James Templeton, 1107 Canal Blvd., presented a request by David A. Waitz Engineering & Surveying, Inc. on behalf of Jewell Lirette for sketch and final plat approval of re-division of Parcel E of St. Mary Commercial Place Subdivision into Parcel E-1 and Parcel E-2 located on the North side of First Street at the intersection of First Street and St. Bernard Street located in Sections 16 & 17, T15S-R16E, City of Thibodaux, Louisiana. Ms. Lirette had a lot that was subdivided some time back Commercial Place where the old Carl Heck building on the corner of St. Bernard and St. Mary and what they were attempting to do is to divide Parcel E which is on the corner of 1st and St. Bernard, you have two building on the property a mobile home and a home that were built on at as it was just one lot and they were attempting to split the properties as per the client's wishes. There were sewer services going across and it was going across parcel E-1 to get that terminal man hole, it is a very shallow manhole on the end on the upper portion of that lot that was put for this division about 10 to 12 years ago. There have been a few lot line shifts and there are a couple of buildings that are built already that are not shown on here.

Breaud wanted an explanation on Parcel E-1 there was a section of that lot that went all the way to the center line of the street and you're carving that out of that lot right now. Templeton noted it was always to the center line of the street when the original Carl Heck building, the original lots went to the center line of

the street, the square footage is part of that but this is how it always was, he was showing the right of way it looks like there was an apparent 30' right of way on that street & a 40' right of way on 1st St. but the property line goes to the center line of the street as per older maps that are listed on this particular plat. Breaud asked who would own that narrow tract when this is all said and done and I see you are labeling it as apparent right of way, wouldn't this be a good time to dedicate this to the City. Templeton asked if he wanted them to say something instead of apparent right of way, the City already takes care of this, what would he have them do? Breaud noted he was asking him because when this guy buys Parcel E-1 it looks like they are buying part of the street because the radius of the street is still on this lot and if I buy Parcel E-1 I don't want to own part of that street because legally I've got to maintain it and I am responsible for anything that happens on it so in his mind it was a time to correct some things that exist and was trying to see how they could better do this, couldn't we make that part of the right of way and dedicate this section? Templeton stated they could but it wasn't up to him, this is fee title, he wasn't really involved in who is going to own what but he could talk to the client, he was sure they would be fine with it, you have it all the way down St. Bernard however, but we're not looking at that right now, it is the same thing those lots go to the center of the road.

On motion of Mire, seconded by Thomas, the Board voted on a motion to accept the sketch and final plat approval of re-division of Parcel E of St. Mary Commercial Place Subdivision into Parcel E-1 and Parcel E-2 in Sections 16 & 17, T15S-R16E, City of Thibodaux, Louisiana conditioned upon a strip of property be dedicated to the City of Thibodaux along with the radius of the road & indicated on the plat..... upon roll call the vote was as follows:

YEAS: Bread, Mire, Kearns, Thomas, Andrews

NAY: None

ABSTAINED: None

ABSENT: None

There being no further business the meeting was adjourned.