



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
April 6, 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, April 6, 2022 at 5:00 P.M.

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

The minutes of the March 2, 2022 Planning and Zoning Commission were approved as written.

Michelle Williams, 1237 Narrow St., presented her request to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to be allowed to construct a duplex apartment on a 50' x 150' lot located at 1237 Narrow Street within an R-2 Zoning District. Breaud noted in your packet you received a sketch of that property which is 150' deep and 50' wide, the duplex is shown on the sketch, they have 4 parking spaces and have 8' on one side and 15' on the other side, 20' offset on the building in the front which allows for those 4 parking spaces. He asked if all the utilities were available for the site and if the City had any concerns about this development. Duplantis confirmed they were and there were no concerns. Thomas inquired if it was across the street from the American Legion Hall. Williams indicated it was. Breaud noted a special exception is something that is allowed for us to approve, it is in the ordinance as a special exception so we're not doing anything more than approving that request if we so desire. He didn't have any issues and asked if there were any public comments, if not he would entertain a motion.

On motion by Thomas, seconded by Mire, the Board voted on a motion to approve the request by Michelle Williams to be granted a special exception to construct a duplex apartment at 1237 Narrow Street within an R-2 Zoning District....upon roll call the vote was as follows:

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

Breaud noted the next item was pulled from the agenda but it was to consider request by Thibodaux Playhouse, Inc. to supplement previously approved special exception for an educational facility in an R-3 Zone granted on 8/5/20 for 902 Jackson St. as follows:

- a) That TPI be allowed to hold performances at the venue and be open to the general public, not as a permanent performance venue but as a supplement to the performance venue at the Wetland Acadia Cultural Center.
- b) That TPI be allowed to obtain a permit to serve alcohol at select performances, with permission required by the City of Thibodaux and State Alcohol Board.
- c) That TPI be allowed to rent or lease the use of their facility to other individuals or businesses for occasional use.

Breaud noted if you recall it has been about two years ago we were asked to approve a special exception which was in the ordinance which allowed that and it was done. This request was to do a lot more, he asked Duplantis as far as he knew was anyone here official to pull this off the agenda or do you know if it has been pulled. Duplantis stated they phoned our office and said they wanted to withdraw their request from the agenda. Breaud noted they weren't going to take any action on this tonight but since we have people in the audience here that may want to speak so he would allow public comments but they will not be taking any action since it has been pulled off the agenda. He wasn't sure of their intent if they would come back at a later date or if they are going to go back to the original plan of what it is. Jeremy Rougeau of 824 Jackson St. stated his major concern with this and as you can see on my petition was the fact that we all felt it was going to start being a slippery slope especially with leasing the building to other companies, you have a lot of restrictions in an R-3 area and we don't know what kind of company would come in and operate in this place even if it is just on occasion, that was one issue. The other issue was parking, noise and we have had issues already with this, they have had public events in this building on New Years that went until 12 PM and that was after a cease and desist order was put on the building so he wasn't sure if they were still operating in it but for him you all gave them a special exception and since they even operated after a cease and desist order was put

up to him he didn't know how they could even have it anymore and still perform and still misled the authorities on this. The police were informed, and the cease and desist was taken down and not shown to the police at the time. So he wanted to make them aware of what has been going on with this and that was some of the concerns that he wanted to voice today and if it comes back on the agenda he would be here to give more concerns at that time. Breaud requested that the petition be entered into the minutes for the meeting.

Matt Ledet of Crescent Engineering & Mapping, LLC, 1815 Hwy. 18 in Vacherie presented his request on behalf of Jaron Land Development Company, LLC for sketch and preliminary plat approval of division of Tract B2A1 and remaining area of Acadia Plantation into Phase III of Acadia TND on Acadia Plantation located on the east side of Acadia Rd. approximately 575' south of intersection of Percy Brown Rd. located in Sections 37, 38, 39 & 90, T15S-R16E, Lafourche Parish, Louisiana. Ledet noted this is the subdivision of what we brought to you guys last month for annexation. This piece of property is coming from the intersection of Percy Brown and the existing Acadia Rd. you would proceed past the Children's Museum and it is the open property from Acadia Rd. going back towards the existing subdivision. As laid out & as the plans show the property would be divided into 55 lots, it is about 29 acres and all of the design adheres to the ordinances that have been in place for the rest of the TND meaning there are slightly smaller streets, there are some servitude variation but it is consistent with the rest of the development. These lots are not the rear load lots that you see in the rest of the development, they are traditional front load. Utilities will be along the frontage, again very traditional type neighborhood, it deviates a little bit from the rest of the subdivision in that regard. The additional element of this is Jaron is going to be completing the boulevard on Acadia Road as now it stops right before the Children's Museum. Part of the plans for this are to continue that and it will include a round about at the entrance to Acadia Woods just to better facilitate development as it goes back farther towards what is now a cane field but that boulevard eventually will continue and curve around and keep on going but that is all part of this Phase 3 subdivision. That being said, the developer has gotten some prices back and they are considering phasing this out into two portions so his question and Breaud and I talked about this but he is still debating on whether or not to phase this out or to build it in it's entirety. The engineering plans at this point are for the entire subdivision, but would they chose to phase this out this is the idea where instead of building then interior streets we would basically development along what is existing Rue Felicite, complete the boulevard and the round about and just those frontage lots. This potential layout really wouldn't change the engineering plans design wise, the road in the middle would not be constructed, the only dead end would be approximately 130' but it would be much like the existing roads are in the existing section where there will be continuation, it would probably still be used for the driveway access for the adjoining lots on Rue Baudin but that would be the only dead end element. Water lines, we're not going to have any links of water line that are just hanging out there with stagnant water in it, everything is looped as it is and there won't be any dead ends, there is not even a need for an additional hydrant to flush anything. The interior road and green space area that would get left out, the "T" on the intersection right there we would put a plug on it and we could come back to that at a later date and complete the rest of the water line right there again so there is nothing hanging out there that leaves any dead ends. As far as procedurally his question was can we get approval for the entirety of this as the plans are now and then again moving forward when he has finalized the prices if it is just no doable can we still proceed with that shaded section on that exhibit and again of course we would provide you with a modified set of plans at that point and then he guessed barring any objection from the City design wise, but again the engineer is actually here. Amber Plessala of T. Baker Smith, stated she will be the engineer on these plans when they are issued for construction, just a couple of things to add about what is highlighted in pink, honestly if we need to end up phasing this for construction is that the drainage, everything that will be developed along the road which will be a part of this Phase I, those proposed lots will all be handled by the drainage along the road so the pond is not needed in Phase I, it is really when we do the interior for Phase II. The sewerage, all of that has to get constructed in Phase I so the sewerage will not be broken out that has to all be done as one concise thing. Water department is aware and it is really just a simple division to break up the water as Matt said but the most important thing is the drainage, the embankment we need for the development would be a minor amount that could be hauled in versus digging the pond at this time. Nevertheless, though it is several less lots in Phase I the bulk of the cost is still in Phase I because it is the road, it is the round about and really we got our pricing about a week and a half ago for the whole entire development and that is absolutely still the game plan but in the event the game plan changes we just want to make sure Matt & I are presenting this to the Planning Commission exactly as it may go. Breaud asked at what point in time would we know if the game plan changes because our approval is good for a year with construction so if we give the approval tonight for let's say Phase I or if we give you approval for the whole thing and construction is not complete and you decide to do it in two phases you will need to come back for a 2nd time. Plessala said we are requesting approval on the entire subdivision, 100%. Breaud stated but do we know or does the City know if Phase I is going to be built 1st and then Phase II or it is going to be a mixture of what. Plessala replied Phase I which is shown as the pink section, we'll call that Phase 3-A would be built 1st, the road, the round about and the lots along that roadway. We are going to be getting the pricing on just that phase here within the next few days so it was just a timing thing, we were here on the agenda, we didn't want to lose that opportunity, it would be at the end of this week we will have a firm decision and her gut is the owner will move forward with the entire thing but he just needs to see his options first. Again, we hoped we could keep moving this forward as the entire subdivision with that caveat on record that we may possibly phase it. She would think that absolutely if Phase 3-B comes along and that is 12 months from this date well there is really no discussion there

obviously we have to come back that it understandable. Ledet stated he presented that to Jaron and they understand that and are fine with that. Breaud asked Duplantis if the City has reviewed the construction plans and you are good with everything on here. Duplantis replied yes and everything was fine. Breaud stated he didn't see an issue with this other than the timing of it if, if they decide to do it in phases you may have to come back a 2nd time. Ledet stated he wanted to show him - the drainage for all of this is actually going to be along the roadside and the only thing that is really outside of potentially what that 1st phase would be is kind of along the pond, we're going to have that force main continue to come back around here and some of that sewer is going to have to go. All of the utilities are being looped in and a lot of it is existing along Rue Felicite already because that water line feeds the other side so all of this is existing already along this stretch. Breaud stated as far as the capacities of the sewer lift station and all that is all adequate because that was designed to accommodate this in the previous phase. Ledet replied yes, the full development of the area, right. Placilli stated as a matter of fact just thinking ahead into the future long term and the other open acreages that are there we are putting some casings underneath the proposed roads where we can come in with a future sewer and everything and really limit any work that has to be done on the road to accommodate the future properties so really thinking long term in the design. She would like to suggest if we can proceed tonight with the entire subdivision and then determining what happens this week, we submit a revised package for Phase 3-A & 3-B to the city, would that be something that can be approved administratively to phase it. Breaud stated he didn't think they wanted to go in that direction he didn't see an issue and we will just talk to the commissioners about approving the whole thing tonight and if something falls through where you don't finish it then you've got to come back. Are you all familiar with where this is, this is S. Acadia Rd. that would be an improvement going into the Devil Swamp subdivision with this round about back in the area so transportation wise on the opposite side of S. Acadia Rd. we have some big homes here and he would ask for public comments to see if anybody has any public comment on that but are there any further....Duplantis replied he would like to say if you all do it like this in the two different phases and the city was to annex the whole thing in it would be up to the landowners to obviously keep up the property that is not being developed. Breaud commented and when you say annexed, we annexed all of this property into the city right now, this is all into the city right now. Ledet stated it is in the process. Breaud stated right now the developer would continue to own and maintain the property that is not developed. Breaud asked if any of the commissioners had any comments, no one responded, if not are there any public comments, no one responded.

On motion by Kearns, seconded by Mire, the Board voted on a motion to approve the request by Crescent Engineering and Mapping on behalf of Jaron Land Development Company, LLC for sketch and preliminary plat approval of division of Tract B2A1 and remaining area of Acadia Plantation into Phase III of Acadia TND on Acadia Plantation located on the east side of Acadia Rd. approximately 575' south of intersection of Percy Brown Rd. located in Sections 37, 38, 39 & 90, T15S-R16E, Lafourche Parish, LA. upon roll call the vote was as follows:

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

Jeremy Landry, 1645 St. Patrick St., presented a request by Grace Investments, LLC to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to be allowed to have two single family homes on a 50' x 100' lot located at 1010 Lafourche Drive within an R-2 Zoning District. He stated there was a shed on that piece of property after we bought it that we demoed and they were looking to put another apartment there for rental. Breaud stated we were provided a sketch on this as well, this is a corner lot, on the corner of Lafourche Dr. and N. 11th St. and there is a house on there now and like Jeremy just eluded there was another structure on that lot but it has been removed. In reviewing these things he wasn't sure what we consider the front or if we have two fronts or one side, but complying with some of the offsets, in the building front we're supposed to have a 20' in the rear we're supposed to have 10' and then on the side 5'; he saw they were meeting that on all of this front part. He had some concerns, Ben he didn't know if he looked at his, if you've got some comments with this. Duplantis stated he went over it with Ruby and she said these two corners because they are interior corners they can each be 5' setbacks, the frontage he still needed his 20' setback. Landry stated when we discovered the zone issue he had bought some property on Ridgefield and Young on both corners and built behind one and will have one breaking ground here soon, we discovered the zoning thing for there and kind of stopped at that moment with the setbacks and everything and come to see if we can get that waived or exception if that is given tonight they would fit it close. Breaud stated they couldn't give a variance on lot line offsets, you've got to go to the Board of Adjustments for that. Landry replied he wasn't asking for it. Breaud stated you'd have to go in front of those guys and if they allow you 15' or 20' whatever, you'd have to comply with it. Landry replied it would fit that way, he didn't need that. Duplantis stated to get the front setback of 20' could you shorten the building 5' to get your 20' setback. Landry replied right and just go towards Lafourche Dr. Breaud stated make it a little bit wider you're saying. Landry replied right there is plenty of room in that direction. Breaud stated so he meets the requirement on the driveway, they've got two spots for parking on the driveway here and they have two existing on the driveway there. Landry stated those were limestone since I bought that place he made concrete drives trying to make everything nice. Kearns stated his concern was in an R-

2 you're supposed to have 6,000 sq. ft. of lot and you've got 5,500 total right now and you are talking about putting two dwellings on a lot that is less than 6,000 sq. ft. and that was the thing that concerned him. The density wise on that lot is exceeding a good bit. Landry noted he didn't know that 6,000 was a thing until you mentioned it, obviously when this property was first subdivided they didn't even have that. He guessed he could apply it to an R-3 where we can have multiple and he won't be exceeding the 60% of the greenspace of the lot. Kearns stated you are R-2 where you are right now though on N. 11th and North Thibodaux. Landry stated he wouldn't be exceeding that 60% that you have when you do allow it. Breaud stated so to answer your question, he thought the lot size is grandfathered in because he is not subdividing the property so your question about the density on two lots, the maximum coverage is 60% and he told us he is not going to exceed the 60% density which is this here for the lot coverage. Landry stated he was just using that as the example in your R-3 where you do allow, so he was just bringing that example to an R-2 if allowed. Breaud stated Ruby is saying that on these lots here 5' on the interior corners is required. Duplantis said they are interior corners so they are allowed. Breaud stated so he needs to comply with the 20' frontage or get a variance for that so either he makes his home a little bit wider instead with the 20' here or he goes to the Board of Adjustments to get a variance. Duplantis stated that is what he would suggest he do if they approve it tonight versus going to the Board of Adjustments and it would take that much longer. Breaud asked if he would be willing to give them the 20' frontage and get approval tonight? Landry replied , yes sir, absolutely. Breaud asked if all the utilities were in place. Duplantis replied everything is there. Breaud asked if there were any further comments, no one responded.

On motion by Andrews, seconded by Mire, the Board voted on a motion to approve the request by Grace Investments, LLC to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to be allowed to have two single family homes on a 50' x 100' lot located at 1010 Lafourche Drive within an R-2 Zoning District with the condition that the frontage be changed to 20' instead of 15'..... upon roll call the vote was as follows:

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

Breaud stated just to mention two other things, after our meeting last month Ben responded on a couple of questions that we had, one of them was Mr. Andrews question about landscaping on the Slider's Burgers, there is landscaping there, they may not have completed it yet but there is landscaping and he was sure Ben checked it for compliance with the regulations. The other question was the sewers on the subdivision by Wal Mart over there it is Ben's understanding that that gravity sewer is going to be for Terrebonne Parish is going to own the gravity sewer and the only thing the City is going to pick up is from the pump station to the force main so the question we had about those double services are for Terrebonne Parish and the City is not concerned with that so that would take care of those issues.

Breaud asked if there was any other business to discuss, Mire asked if they had any idea why they pulled the request by Thibodaux Playhouse from the agenda. Breaud stated nothing more than what Ben just said. Monique Reulet replied they said they were not going to be able to go forward with it they had it applied currently. Breaud noted just keep in mind Ben any changes to these ordinances like we've done tonight needs to come in front of the Planning Commission for a recommendation to the City Council. The City Council doesn't have to go with our recommendation, they can change the laws, they have to make the laws but they can't arbitrarily make a law for Thibodaux Playhouse to do what they want to do in his mind. The law says Planning Commission makes a recommendation to the City Council, the City Council can either accept or deny. Robert just informed me about another thing we had last month that came in front of the Council last night, it was on that office stuff, they went ahead with our recommendation but it was a 3 to 2 vote and in his mind it was a pretty straight deal about following the laws, if we follow the laws, that is why we have these laws for, it is when we start bending the laws that we have issues. Duplantis replied so they still denied it. Breaud stated they still denied it.

There being no further business the meeting was adjourned.