



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
April 5, 2023**

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 5, 2023 at 5:00 P.M.

There were present: Mark Kearns, Robert Mire, and Trey Ledet

Absent: Clay Breaud, Drew Andrews

The minutes of the March 1, 2023 Planning and Zoning Commission Meetings were approved as written.

Kearns introduced a request by City Administration to amend and re-enact Article 2, Section 202 – Definitions as follows:

Floor Area: The sum of the gross horizontal areas of several floors of the main building of which all dimensions shall be measured between exterior faces of the walls. This will also include all outdoor gathering areas including, but not limited to, patios, decks and pergolas, of which dimensions shall be measured end to end.

Outdoor Gathering Areas: Permanent active outdoor spaces used for dining, entertainment or social gatherings, included, but not limited to, patios, decks, and pergolas.

Kearns clarified that this request is not pertaining to temporary structures like tents, only permanent structures like decks.

Gene Richard, 516 Foret Street, stated that City Administration wants this change to include outdoor areas when calculating parking requirements for businesses. He added that many businesses along the bayou and downtown are starting to add outdoor gathering areas.

Mire stated that Public Works Secretaries Ruby Maggio and Monique Reulet came up with a good proposal. Reulet stated that she and Maggio felt that adding a definition for outdoor gathering areas and amending the definition for floor area would be the best option because it would automatically be included in the parking requirements.

On motion by Mire, seconded by Ledet, the Board voted to approve the request by City Administration to amend and re-enact Article 2, Section 202 – Definitions as follows:

Floor Area: The sum of the gross horizontal areas of several floors of the main building of which all dimensions shall be measured between exterior faces of the walls. This will also include all outdoor gathering areas including, but not limited to, patios, decks and pergolas, of which dimensions shall be measured end to end.

Outdoor Gathering Areas: Permanent active outdoor spaces used for dining, entertainment or social gatherings, included, but not limited to, patios, decks, and pergolas.

....upon roll call the vote was as follows:

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

Kearns introduced a request by Councilman Gene Richard to expand the B-1 Zoning District located on the northwest side of Ridgefield Road extending northward to the C-1 Zoning District boundary on Ridgefield Road.

Kearns clarified that this request would expand the B-1 Zone on Ridgefield Road northward to the C-1 Zone boundary.

Richard stated that City Administration talked at length about this rezoning request and wanted to clarify the verbiage. He added that they are not trying to do spot-zoning and that he personally thinks this is a better option than expanding the C-1 Zone in that area.

Kearns stated that he believed there are similar adjoining zones (R-1 next to a B-1) in other areas around town, like around Goode Street and Bayou Lane. Kearns also stated that a B-1 Zone is the most restrictive of the commercial zones.

Ledet asked if there was any specific business in mind that would benefit from this zoning change.

Kim Breaux, 500 Willow Street, stated that the property he is selling, located at 202 Ridgefield Road, is being considered by an eye doctor who would like to use the property as a surgical clinic.

On motion by Ledet, seconded by Mire, the Board voted to approve the request by Councilman Gene Richard to expand the B-1 Zoning District located on the northwest side of Ridgefield Road extending northward to the C-1 Zoning District boundary on Ridgefield Road.

....upon roll call the vote was as follows:

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

There being no further business, the meeting was adjourned.