



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
June 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, June 5, 2023 at 5:00 P.M.

**There were present: Clay Breaud, Mark Kearns, Drew Andrews, and Trey Ledet
Absent: Robert Mire**

The minutes of the April 5, 2023 Planning and Zoning Commission Meetings were approved as written.

Breaud introduced a request by Leonard Chauvin, P.E., P.L.S., Inc. on behalf of Caillouet Land, L.L.C. for sketch and final plat approval of re-division of the Northeast portion of Lot 26 of the Grinnage Plan into Lot 26-A and Lot 26-B located on the South side of W. 3rd St. approximately 50' West from intersection of W. 3rd & Green St. in Section 25, T15S-R16E City of Thibodaux, Louisiana.

Trey Chauvin, Leonard Chauvin, P.E. P.L.S, 627 Jackson Street, was present to represent the request. He stated that Lot 26-A is the location of the office building for the Caillouets and Lot 26-B is the location of a renovated apartment building that will eventually be sold off. Breaud noted the proposed lot sizes were very small, but because of the location within the CBD Zoning District, they were not subject to any minimum lot size requirements. Chauvin confirmed and added that these were not the smallest lots in the area. Chauvin added that the apartment building on Lot 26-B will own the common wall, and the breezeway will be owned by the office building on Lot 26-A.

Mayor Kevin Clement, 205 St. Michael Street, spoke to a prospective buyer for the apartment building, who asked him about adding a grease trap under the city right of way. Josh Bourgeois, Public Works Director, stated that he was aware of the plan and has no issues with it. Chauvin added that the grease trap will be the responsibility of the property owner for Lot 26-A to maintain. Clement added that he believed the contractor for the apartment building renovation project suggested the addition of the grease trap. Chauvin added that he can include a note on the plat stating who will be responsible for maintaining the grease trap. Breaud agreed that this would be a good idea.

On motion by Kearns, seconded by Andrews, the Board voted to approve the request by Leonard Chauvin, P.E., P.L.S., Inc. on behalf of Caillouet Land, L.L.C. for sketch and final plat approval of re-division of the Northeast portion of Lot 26 of the Grinnage Plan into Lot 26-A and Lot 26-B located on the South side of W. 3rd St. approximately 50' West from intersection of W. 3rd & Green St. in Section 25, T15S-R16E City of Thibodaux, Louisiana.

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

YEAS: Breaud, Kearns, Andrews, Ledet

NAY: None

ABSTAINED: None

ABSENT: Mire

Breaud introduced a request by Leonard Chauvin, P.E., P.L.S., Inc. on behalf of Lawrence Robertson for sketch and preliminary plat approval of re-division of Lot 11 owned by Anthony & Winston Ledet & Linda Levert, located on the South side of Ledet St. approximately 60' NE from intersection of Ledet & Iris St. in Section 163, T15S-R16E, City of Thibodaux, Louisiana.

Trey Chauvin, Leonard Chauvin, P.E. P.L.S, 627 Jackson Street, was present to represent the request. He stated the Lawrence Robertson recently purchased this tract of land, which has been vacant for some time. Mr. Robertson is in the process of cleaning it up, and plans to create six (6) single-family lots. Chauvin added that Mr. Robertson is aware that he will have to install sewer services to these lots and potentially a fire hydrant. He continued on to state that once this plat is approved, Mr. Robertson will finish clearing out the property and then install drainage grates.

Breaud stated that he believed Mr. Robertson is responsible for construction some other residences on Ledet Street. Kearns stated that there have been several property re-divisions on Ledet Street in the last year or so. Breaud confirmed this and added that he thought they were doing a good job developing the area. He also confirmed that Mr. Robertson would be responsible for installing the sewer service as the land owner. Chauvin reiterated that Mr. Robertson is aware of his responsibility to install services on the property and incur the costs. Ledet questioned the owner of record, because the application had a different name than the Lafourche Parish Assessor's office. Chauvin stated that sometimes the Assessor's office does not update immediately. Breaud stated that the Commission does require an affidavit of ownership. Breaud added that the next item on the agenda is related to this property re-division. Bourgeois had no comments or concerns on the request.

On motion by Andrews, seconded by Ledet, the Board voted to approve the request by Leonard Chauvin, P.E., P.L.S., Inc. on behalf of Lawrence Robertson for sketch and preliminary plat approval of re-division of Lot 11 owned by Anthony & Winston Ledet & Linda Levert, located on the South side of Ledet St. approximately 60' NE from intersection of Ledet & Iris St. in Section 163, T15S-R16E, City of Thibodaux, Louisiana, with the condition that all sewer taps, fire hydrants, and drainage installations be the responsibility of the property owner.

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

YEAS: Breaud, Kearns, Andrews, Ledet

NAY: None

ABSTAINED: None

ABSENT: Mire

Breaud introduced a request by Lawrence Robertson to be granted a special exception accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to place a 16' x 80' manufactured home on lot located at 1347 Ledet Street within an R-4 Zoning District.

There was no one present at the meeting to represent this request.

Breaud questioned if this lot, 1347 Ledet Street, was part of the proposed property re-division that the Commission just voted on. Monique Reulet, Public Works Secretary, confirmed that it was. Breaud stated that the request was in line with other special exceptions that the Commission had been approving in that area. He added that the utilities would need to be on the lot. Breaud and Kearns stated that the Commission could give conditional approval pending the City Council's approval of the property re-division at their next meeting.

On motion by Ledet, seconded by Andrews, the Board voted to approve the request by Lawrence Roberson to be granted a special exception accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to place a 16' x 80' manufactured home on lot located at 1347 Ledet Street within an R-4 Zoning District, with the condition that the property re-division of Lot 11 on the South side of Ledet Street be approved by City Council first.

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

YEAS: Breaud, Kearns, Andrews, Ledet

NAY: None

ABSTAINED: None

ABSENT: Mire

Clement, 205 St. Michael Street, came forward to update the Commission on the hiring process within the Public Works Department. He stated that the department will be hiring two (2) Assistant Directors, one for Field Operations and one for Administration, and that decisions should be made within the week. At least one of these individuals will be attending future meetings. Kearns questioned which one of the Assistant Directors would become the Zoning Administrator. Clement stated that he believed it would be the Administrative Assistant Director. Breaud added they will need to have that title as well, because the Zoning Ordinance makes a lot of references to the "Zoning Administrator". Ledet asked who is in charge of permits, and Clement stated that it would still be Ruby Maggio. Clement added that getting individuals certified in plan review, inspecting, etc is a work in progress.

There being no further business, the meeting was adjourned.