



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

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

The minutes of the June 7, 2023 Planning and Zoning Commission Meetings were approved as written.

Kearns introduced a request by Monique & Travis Green to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to construct a two story duplex on a 50' x 135' lot located at 727 Lagarde St. within an R-2 Zoning District.

Monique Green, 727 Lagarde Street, was present to request the special exception to put a duplex on her property. She stated that each unit will be three (3) bed & two (2) bath. Kearns stated that she only has 6,750 sf lot size of the required 8,000 sf, and only 40 ft lot width of the required 60 ft, which meant she would need to get a variance approved before she could build a duplex. Kearns stated that he believes they should table the request until variances are approved for the property. Green clarified the size of the structure she was proposing to build.

Ledet stated that the size requirements mentioned by Kearns referred to the lot itself, not the structure on the lot. Kearns clarified what Green would need a variance for, and who she would have to go to for approval. Ledet questioned Reulet about the term "duplex" and if they would have to change the wording to match what is says in the ordinance. Reulet said she would check into it.

The Commission decided to table this request.

Kearns introduced a request by Thrissa Every to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to construct a two story duplex on a 76' x 123' lot located at 217 E. 10th St. within an R-2 Zoning District.

Thrissa Every, 205 St. Bernard Street, was present to request the special exception. She stated that the property was actually two lots & she questioned if she would have enough space to build if she combined the lots. She added that she already had a surveyor working on this. Kearns confirmed that combining the lots would give the required sf and lot width. He added that the lot line removal would have to be done before she could start building. Reulet added that she would be able to do this administratively, so she would not have to go back to Planning & Zoning for that approval.

On motion by Andrews, seconded by Ledet, the Board voted to approve the request by Thrissa Every to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to construct a two story duplex on a 76' x 123' lot located at 217 E. 10th St. within an R-2 Zoning District, with the condition that the two lots be combined first.

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

YEAS: Kearns, Andrews, Ledet

NAY: None

ABSTAINED: None

ABSENT: Breaud, Mire

Kearns introduced a request by Councilman Gene Richard to amend the City of Thibodaux Comprehensive Zoning Ordinance, Article 2, Section 202 with addition of:

“Volunteer Service Organization” – A non-profit community organization that is designated as a civic, charitable, or humanitarian agency that serves citizens with special needs, children, and the elderly.

There was no one present to represent this request and no discussion amongst commission members or the public.

On motion by Ledet, seconded by Andrews, the Board voted to approve the request by Councilman Gene Richard to amend the City of Thibodaux Comprehensive Zoning Ordinance, Article 2, Section 202 with addition of:

“Volunteer Service Organization” – A non-profit community organization that is designated as a civic, charitable, or humanitarian agency that serves citizens with special needs, children, and the elderly.

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

YEAS: Kearns, Andrews, Ledet

NAY: None

ABSTAINED: None

ABSENT: Breaud, Mire

Kearns introduced a request by Councilman Gene Richard to amend the City of Thibodaux Comprehensive Zoning Ordinance, Section 505, Table 5.1 - Residential District Permitted Uses and Special Exceptions to establish “Volunteer Service Organization” as a Special Exception (SE) in R-2, R-3, R-4, and RB Zoning Districts.

Andrews questioned who will be responsible for classifying these groups as “Volunteer Service Organizations”, and if fraternities could come into the city under this classification. Mayor Clement, 205 St. Michael Street, stated that the State makes that determination. Clement added that a toy drive organization that is looking to come into the city is classified as a 501-C. Kearns and Andrews agreed

that anyone can apply for 501-C designation through the state. Andrews added that groups like fraternities could fall into this classification and that they do volunteer work. Kearns had concerns about what areas of town these groups might come into, and felt that allowing them as permitted would prevent the city from having any oversight. He stated that having these organizations in an R-2 zone might not be a good idea. He felt that if they allow it, it should be on a case by basis. The proposed location of the toy drive is in an R-3 zoning district off of Jefferson Street. Kearns stated that allowing these groups as a special exception would allow the city to have more oversight.

The commissioners felt it would be better to amend the request to omit R-2 zones from consideration.

On motion by Andrews, seconded by Ledet, the Board voted to approve the request by Councilman Gene Richard to amend the City of Thibodaux Comprehensive Zoning Ordinance, Section 505, Table 5.1 - Residential District Permitted Uses and Special Exceptions to establish "Volunteer Service Organization" as a Special Exception (SE) in R-3, R-4, and RB Zoning Districts.

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

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

Kearns introduced a request by Councilman Gene Richard amend the City of Thibodaux Comprehensive Zoning Ordinance, Section 506, Table 5.3 - Commercial District Permitted Uses and Special Exceptions to establish "Volunteer Service Organization" as a Permitted Use (P) in B-1, C-1, C-2, and CBD Zoning Districts.

Ledet stated he had no issues with this request as written. Mayor Clement and Josh Bourgeois, Public Works Director, had no issue with this request as written.

On motion by Andrews, seconded by Ledet, the Board voted to approve the request by Councilman Gene Richard to amend the City of Thibodaux Comprehensive Zoning Ordinance, Section 506, Table 5.3 - Commercial District Permitted Uses and Special Exceptions to establish "Volunteer Service Organization" as a Permitted Use (P) in B-1, C-1, C-2, and CBD Zoning Districts.

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

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

There being no further business, the meeting was adjourned.