



**OFFICIAL MINUTES OF THE  
PLANNING AND ZONING MEETING  
CITY OF THIBODAUX  
THIBODAUX, LOUISIANA  
September 6, 2023**

**The Planning and Zoning Commission of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2<sup>nd</sup> Street, Thibodaux, Louisiana, on Wednesday, September 6, 2023 at 5:00 P.M.**

**There were present: Clay Breaud, Mark Kearns, Robert Mire, Drew Andrews, and Trey Ledet  
Absent: None**

**The minutes of the August 2, 2023 Planning and Zoning Commission Meetings were approved as written.**

**Breud 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, 270 South Sugarfield Drive, was present to represent her request. She stated her intentions to build a duplex for lower income families and beautify the neighborhood. Breud added that the Board of Adjustments did approve a variance for lot width and lot size. Green clarified that this structure will be two (2) single family units - three (3) bedroom/two(2) bath each. Josh Bourgeois, Public Works Director, stated that the city has no issue with this request.**

**On motion by Ledet, seconded by Andrews, the Board voted to approve the 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.**

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

**YEAS: Breaud, Kearns, Mire, Andrews, Ledet**

**NAY: None**

**ABSTAINED: None**

**ABSENT: None**

**Breud introduced a request by Duplantis Design Group for review and approval of drainage analysis as per stipulation of P&Z Meeting held on March 4, 2015 to be completed prior to issuance of building permit for Bayou Community Academy to be located at 951 N Canal Boulevard in Thibodaux, Louisiana.**

Breaud stated that the redivision of this property was approved several years ago to allow the completion of the sale to Bayou Community Academy (BCA). However, this approval came with the condition that a drainage analysis be completed prior to construction. Matthew Rodrigue, 314 E Bayou Road, was present to represent the request. He stated that he believed everything was satisfactory to meet the requirements for approval. Breaud clarified the location of this parcel, stating that it is in between the Rienzi Townhomes and Andolsek Park, N Canal Boulevard and Rosedown Drive. Ledet questioned plans for Levert Road. Breaud stated that it will be dedicated to the City in a few months. Kearns questioned how the townhouse drainage would affect this property. Rodrigue answered that they have taken into consideration any run off from this development. Kevin Clement, 205 St Michael St, asked about any retention ponds in the area, and Breaud said there is one existing behind the Thibodaux Medical Clinic.

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by Duplantis Design Group for review and approval of drainage analysis as per stipulation of P&Z Meeting held on March 4, 2015 to be completed prior to issuance of building permit for Bayou Community Academy to be located at 951 N Canal Boulevard in Thibodaux, Louisiana.

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

**YEAS:** Breaud, Kearns, Mire, Andrews, Ledet

**NAY:** None

**ABSTAINED:** None

**ABSENT:** None

Breaud introduced request by Leonard Chauvin, P.E., P.L.S., Inc. on behalf of J. B. Levert Company to be granted final plat approval of Rienzi Village Townhomes Subdivision, Add. No. 6, located on the east side of N. Canal Blvd. approximately 987' East of intersection N. Canal Blvd & Arlington Dr. in Section 114, T14S-R16E, City of Thibodaux, Louisiana.

Breaud stated that this property is adjacent to the BCA property. Trey Chauvin, 627 Jackson Street, was present to represent the request. He stated that there are 27 lots in this development. He is seeking final plat approval contingent on a few last punch list items. Breaud discussed the conditions for approval including no parking signs, light standards must be met, lot and back ditch need grading for drainage, and value pad adjustments. Ledet asked if Arlington was going to be paved all the way to Rosedown, and Chauvin said yes.

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by Leonard Chauvin, P.E., P.L.S., Inc. on behalf of J. B. Levert Company to be granted final plat approval of Rienzi Village Townhomes Subdivision, Add. No. 6, located on the east side of N. Canal Blvd. approximately 987' East of intersection N. Canal Blvd & Arlington Dr. in Section 114, T14S-R16E, City of Thibodaux, Louisiana.

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

**YEAS:** Breaud, Kearns, Mire, Andrews, Ledet

**NAY:** None

**ABSTAINED:** None

**ABSENT:** None

**Breaud introduced request by Matt Ledet/Crescent Engineering & Mapping on behalf of L.M.P Enterprises, Inc for division of 305 E 2<sup>nd</sup> Street into Lots 1, 2 & 3 located on the South side of La 1, at the intersection of Lagarde and E 2<sup>nd</sup> Street in Section 26, T15S-R16E, City of Thibodaux, Louisiana.**

**Matt Ledet, 315 E 2<sup>nd</sup> Street, was present to represent the request. He stated that the owners of this property have been clearing it out, and they are in the process of demolishing a garage, concrete pad, and rear portion of the house. He clarified that the current plan for these lots, should the redivision to be approved would be rental property for Lot 1, a small rental for Lot 2, and another business for Lot 3. He added that they also have plans to use some of the land for off-street parking.**

**Breaud clarified that the lot is currently zone R-B. Ledet stated the owners may consider a rezoning request for Lot 3 in the future. Leo Palazzo, co-owner, stated that he intends for the E 2<sup>nd</sup> Street side to remain residential. He added that he previously served on the zoning board for Plaquemines Parish, so he understands the process.**

**Breaud stated that each proposed lot meets requirements for lot size and width, and that this request is only to redivide the property. Ledet had questions about the renovations that had been done to the house. Monique Reulet, Public Works Secretary, stated that there was no permit pulled for window replacement on the house. Vic Palazzo, co-owner, stated he did not know he needed a permit for window replacement. He added that he knows the property was not well taken care of in the past, but they have cleaned it up and they are in the process of getting bids to demolish parts of the structures.**

**On call for public comment, Carrie Goodrow, 304 E 2<sup>nd</sup> Street, stated she hoped that owners make a good faith effort to keep up the property. She also mentioned that she had concerns about what would be taken from the residents. Leo Palazzo stated they fully intend to take care of the property, and he gave his contact info to the neighbors and said he would like to hear from them if they have any concerns. Harold Block, 515 Canal Boulevard, referred to the R-B zone description and had concerns about maintaining it. He added he does not want any unappealing businesses in this area. Ledet added that the owners are aware that any further development or zoning changes would have to go before the Planning & Zoning Commission for approval.**

**On motion by Andrews, seconded by Kearns, the Board voted to approve the request by Matt Ledet/Crescent Engineering & Mapping on behalf of L.M.P Enterprises, Inc for division of 305 E 2<sup>nd</sup> Street into Lots 1, 2 & 3 located on the South side of La 1, at the intersection of Lagarde and E 2<sup>nd</sup> Street in Section 26, T15S-R16E, City of Thibodaux, Louisiana.**

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

**YEAS: Breaud, Kearns, Mire, Andrews**

**NAY: Ledet**

**ABSTAINED: None**

**ABSENT: None**

**There being no further business, the meeting was adjourned.**