



**OFFICIAL MINUTES OF THE  
PLANNING AND ZONING MEETING  
CITY OF THIBODAUX  
THIBODAUX, LOUISIANA  
November 1, 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, November 1, 2023 at 5:00 P.M.**

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

**The minutes of the October 4, 2023 Planning and Zoning Commission Meetings were approved as written.**

**The request by Bryan Breaud/Mid America Contracting Inc. on behalf of Ryan Dicharry for sketch and preliminary plat approval of Rienzi Place Subdivision Add. 2 Phase 5 located East of Rosedown Drive, approximately 650ft North of Rosedown Drive & St Delphine Drive in Sections 44 & 45, T14S-R16E, City of Thibodaux, Louisiana was withdrawn. No vote was taken. Breaud stated that the developer would be re-submitting for the next meeting and intended to go to conventional lots.**

**Breaud introduced a request by Matthew Ledet/ Crescent Engineering on behalf of Jaron Land Development for final plat approval of re-subdivision of Tract B2 A1 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, City of Thibodaux, Lafourche Parish, Louisiana.**

**Breaud asked if City Administration had viewed this property. Public Works Director Josh Bourgeois said he had and confirmed that water lines had been accepted. Breaud noted a few minor adjustments to some valve boxes. He then questioned the green areas and ponds in the development. Bourgeois stated these areas are maintained by the developer and not adjudicated to the city.**

**On motion by Andrews, seconded by Kearns, the Board voted to approve the request by Matthew Ledet/ Crescent Engineering on behalf of Jaron Land Development for final plat approval of re-subdivision of Tract B2 A1 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, City of Thibodaux, Lafourche Parish, Louisiana.**

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

**YEAS:** Breaud, Kearns, Andrews

**NAY:** None

**ABSTAINED:** None

**ABSENT:** Mire, Ledet

Breaud introduced a request by Matthew Ledet/Crescent Engineering on behalf of L.M.P. Enterprises, Inc to re-zone Lot 3 of L.M.P. Property subdivision located at the corner of Lagarde Street & E 1st Street from an RB zone to a C-1 zone in Thibodaux. Louisiana.

Breaud noted a zoning map discrepancy on an adjacent lot. He stated that this would have to go to Board of Adjustments to be rectified, but he did not think this discrepancy would have any effect on this discussion.

Matt Ledet, 315 E 2<sup>nd</sup> Street was present to represent the request. He stated the owner wants to re-zone this one lot, but it would not be spot zoning. Breaud noted that ten (10) years ago, this whole area was an R-3 zone, and the city came up with RB zone as a compromise. Andrews questioned how this request was different from the Ridgefield Road re-zoning request from a previous meeting. Monique Reulet, Zoning Department Secretary, stated that that request was to change to a B-1 zone not a C-1.

Vic Palazzo, owner of the property, stated that it was a very large lot, which is why he subdivided. He added that he intends to keep the E 2<sup>nd</sup> Street side residential and would put up an eight (8) foot fence between to separate these lots from the bigger lot facing E 1<sup>st</sup> Street. He also mentioned that right now he is considering a small strip mall for Lot 3. Mayor Kevin Clement mentioned that the City Council would be making their final vote on the subdivision at the next meeting.

On call for public comment, Mike Ledet, 305 Lagarde Street; Carrie Goodrow, 304 E 2<sup>nd</sup> Street; John O'Rourke, 313 Narrow Street; Malcolm Hodnett, 322 E 2<sup>nd</sup> Street; Walter Naquin, 308 E 2<sup>nd</sup> Street; and Nicole Brinkman, 323 E 2<sup>nd</sup> Street all spoke in opposition to the request. They expressed concerns regarding safety, traffic, noise and trash as reasons for opposing the request. Goodrow cited recent crimes in area. Naquin referenced issues with Burger King's development and extension of their property, stating that it was voted against by the Planning & Zoning Commission.

Breaud referred to the zoning ordinance update in 2014, noting that they discussed the existing businesses in the area, including Burger King and the convenience store at the corner of ST Charles Street and E 1<sup>st</sup> Street. Naquin & Goodrow also commented on the previous zoning for properties in that area. Hodnett noted that the Burger King property was changed from residential in 1972 and the convenience store property was changed from residential in 1975.

Breaud stated that once a property would be re-zone to C-1, they would have no control over what use it would have. Palazzo stated that he respects the residents and he thinks that people do not want to live on E 1<sup>st</sup> Street, which is why he wanted to make this lot commercial. He stated that he had nothing to do with Burger King.

Breaud read a letter from Commission member Trey Ledet, who lives in the neighborhood and is opposed to this re-zoning request. Kearns referred to previous discussions that occurred during the process of re-vamping the zoning ordinance and that the RB zone was an agreement that the City and residents came to and he did not think they should shift from that agreement.

**On motion by Kearns, seconded by Andrews, the Board voted to approve a request by Matthew Ledet/Crescent Engineering on behalf of L.M.P. Enterprises, Inc to re-zone Lot 3 of L.M.P. Property subdivision located at the corner of Lagarde Street & E 1st Street from an RB zone to a C-1 zone in Thibodaux. Louisiana.**

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

**YEAS: None**

**NAY: Breaud, Kearns, Andrews**

**ABSTAINED: None**

**ABSENT: Mire, Ledet**

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