



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
May 1, 2024**

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, May 1, 2024 at 5:00 P.M.

**There were present: Clay Breaud, Drew Andrews, Mark Kearns, Trey Ledet, Thomas Shanklin
Absent: None**

The minutes of the April 3, 2024 Planning and Zoning Commission Meetings were approved as written.

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

**YEAS: Breaud, Andrews, Kearns, Ledet, Shanklin
NAY: None
ABSTAINED: None
ABSENT: None**

Breaud introduced request by Josh Gravois/T. Baker Smith, L.L.C. on behalf of Jaron Land Development Company, L.L.C. for sketch and preliminary plat approval of division of a portion of Project C of Acadia Plantation into Tracts C4 to C8 and D1 to D10 located on the south side of Percy Brown Road west from Rue Marguerite in Section 37, T15S-R16-E, City of Thibodaux, Louisiana.

Josh Gravois, 1100 S Acadia Rd, was present to represent his request. He stated that Acadia Plantation is proposing to add 15 lots on the Northwest side of the boulevard at the front of the subdivision and another 5 lots on the North side of Cuvee. He added that this request was approved by Planning & Zoning back in 2021, but because construction work did not begin within a year of approval, it expired & Jaron Land Development needed to re-request sketch and preliminary plat approval. He clarified that nothing has changed since the original approval; they were ready to move forward and begin construction.

On call for Administration comment and Commission comment, there was none. On call for public comment, Loretta Naquin, 206 Rue Bon Papa, stepped forward. Naquin asked if these lots were going to be added by the T Baker Smith office. Gravois said no, and showed Naquin the plat to demonstrate where the lots would be added. Naquin then asked for clarification of the lots' location in relation to her house, and Gravois explained it to her.

Breaud clarified that this is request is for sketch & preliminary plat approval, and the next time they will come back to Planning & Zoning will be for post-construction for final approvals.

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by Josh Gravois/T. Baker Smith, L.L.C. on behalf of Jaron Land Development Company, L.L.C. for sketch and preliminary plat approval of division of a portion of Project C of Acadia Plantation into Tracts C4 to C8 and D1 to D10 located on the south side of Percy Brown Road west from Rue Marguerite in Section 37, T15S-R16-E, City of Thibodaux, Louisiana.

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

YEAS: Breaud, Andrews, Kearns, Ledet, Shanklin

NAY: None

ABSTAINED: None

ABSENT: None

Breaud introduced request by Perry Brown to be granted a special exception to place a 14' x 60' mobile home on lot located at 201 Iris Street within an R-4 Zoning District in accordance with Section 307 of the City of Thibodaux's Comprehensive Zoning Ordinance.

Perry Brown, 109 Coulon Plantation Rd, was present to represent his request. He stated that he is currently living on a property on Coulon Plantation Road that is owned by someone else. HE had permission to put his trailer there, but the land owner would like to have his property back. Since Brown already owns this lot on Iris St, he decided to move back there. He is seeking permission to put a mobile home on this lot. Commissioners asked what the used to be used for, and Brown said it was for a thread protector company. Brown added that the drawing he provided would be amended. His proposed placement of the mobile home would actually be closer to the corner of Iris Street and Ledet Street, as there was previously a building here and the utilities are already in place.

Kearns added that this area already has a lot of mobile homes. Brown added that the property has a lot of trees, but he is hiring Allstate Tree Company to remove some.

Breaud requested that Brown get with Public Works to give them an updated drawing.

On call for Administration comment, Commissioner comment and Public comment, there was none.

On motion by Shanklin, seconded by Ledet, the Board voted to approve request by Perry Brown to be granted a special exception to place a 14' x 60' mobile home on lot located at 201 Iris Street within an R-4 Zoning District in accordance with Section 307 of the City of Thibodaux's Comprehensive Zoning Ordinance.

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

YEAS: Breaud, Andrews, Kearns, Ledet, Shanklin

NAY: None

ABSTAINED: None

ABSENT: None

In other business, Breaud reference the property located at 1214 Cardinal Drive that was recently demolished. Breaud asked Mayor Clement if the City had spoken to the property owner about possibly purchasing this property to extend Acadia Road. Mayor Clement said he had been in contact with the owner, but they did not speak about that idea. Breaud suggested that the City look into this option, now that the property is cleared. Clement said he would look into this. Shanklin noted that the house behind this property is currently vacant as the owner recently passed away.

Clement gave an update on the round-a-bout project. HE addressed some rumors that had come up - the Contractor doing the work, LA Contracting, did not have a change of leadership, they just added

leadership. He added that it is still looking like completion will be sometime in August. Clement then spoke about the Canal bridge project, stating that the funding was getting into position, and work was currently scheduled to start in October.

John Toups, 207 Rienzi Drive, stepped forward to speak about the feature on the City's website that allows residents to request agendas for all the meetings. He requested that more information on each agenda item be added to the website as well so that residents can better understand what is being requested.

There being no further business, the meeting was adjourned.