



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
November 6, 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, November 6, 2024 at 5:00 P.M.

There were present: Clay Breaud, Drew Andrews, Trey Ledet, Thomas Shanklin
Absent: Mark Kearns

The minutes of the August 4, 2024 Planning and Zoning Commission Meetings were approved as written.

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

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

Breud introduced request by Angel Kirkpatrick to be granted a special exception in accordance with the provisions of Section 307 the Thibodaux Comprehensive Zoning Ordinance to operate a retail goods establishment (thrift shop) at 729 Bayou Road Unit A within a B-1 Zoning District

Angel Kirkpatrick, 108 Patrick Place, was present to represent her request. She expressed her interest in opening up a thrift shop. She clarified that her shop space is in the front with about 750sf of space and the landlord lives in the back. Breaud noted the parking requires for a retail goods establishment called for 1 parking space per 300sf GFA, and he asked if Kirkpatrick could meet that. Kirkpatrick said yes.

Breud then asked what types of items she would be selling. Kirkpatrick explained that it would be mostly clothes, furniture and other items that she gets from storage units sales. She explained that she would also be doing online sales of the same items. Kirkpatrick then stated that she would only be open at this location 2 days a week, for a few hours each day.

On call for public comment, Monique Crochet 119 Elm Street, stepped forward to address the commission. She stated that, while she appreciates Kirkpatrick's entrepreneurship, she is not in favor of this special exception request. She spoke about her concerns regarding the parking situation at this address, as well as traffic issues in that area. She referenced the upcoming project to repair the Canal Boulevard bridges, and the increase in traffic that this project will cause. She added that she did not think this type of business fits into a B-1 zone. Breaud asked about the City Administration's interpretation of the definition of "retail goods establishment". Public Works Secretary Monique Reulet states that they felt it was a definition that allowed for some interpretation, similar to the definition for

'personal service establishment', which could refer to a nail salon, hair salon, or other similar businesses.

Breaud addressed the traffic concerns noted by Crochet, and agreed that there is a traffic flow issue throughout Thibodaux, that he believes is due to lack of bridges across the bayou; he noted that this was not the applicant's fault. Ledet commented on the parking spots at this address, and Breaud confirmed that Kirkpatrick does have enough parking spots. Ledet expressed concerns about the potential for items for sale being left outside the shop, causing clutter. Kirkpatrick explained that this would never be an issue because she has a storage building on her personal property, as well as a rental storage unit at a storage facility.

On motion by Andrews, seconded by Breaud , the Board voted to approve the request by Angel Kirkpatrick to be granted a special exception in accordance with the provisions of Section 307 the Thibodaux Comprehensive Zoning Ordinance to operate a retail goods establishment (thrift shop) at 729 Bayou Road Unit A within a B-1 Zoning District.

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

YEAS: Breaud, Andrews

NAY: Ledet, Shanklin

ABSTAINED: None

ABSENT: Kearns

The motion was denied.

In other business, Breaud spoke about several issues and concerns that were brought to his attention, which he wanted City Administration to address. The first matter of discussion was with regards to cluster mail boxes that the USPS is now requiring. Breaud questioned id the City administration knew of any law regarding this, and if they could speak with the City attorney regarding this matter. Breaud felt that the mail boxes were not logical choices for some of the new developments in town, but that residents in those developments were having trouble getting mail delivered.

The next matter up for discussion was with regards to a report about a proposed arrangement between the Lafourche Parish School Board and E. D. White Catholic High School to use land at the corner of E 7th and Cardinal Drive. Breaud stated that any subdivision or sublease of land would have to go before Planning & Zoning for approval. The Public Works Department had not been made aware of any such agreement, but they stated they would look into it.

The third matter up for discussion was with regards to two (2) new Telecommunication Towers in Thibodaux. Breaud noted that any new towers are supposed go before Planning & Zoning for review. HE asked Public Works to verify whether these towers were within the City limits, and if so, they would need to be brought up for approval.

The final matter up for discussion was with regards to drainage concerns within the Rienzi neighborhood in Thibodaux. Breaud referenced a drainage study that was done is 2018, which addressed thirteen (13) items to mitigate the drainage issues in the area, and the budget estimates for each item. Breaud added that he lives in this neighborhood and he understands the concerns that residents of that area have. He added that he is interested in finding out what the City intends to do to fix these issues.

John Toups, 207 Rienzi Drive was present to comment on this matter. He was very interested in the contents of this drainage study. He felt that construction had continued in the Rienzi area without addressing the drainage concerns mentioned in this study. He then suggested that the City engage an engineer to help them understand the study, and how to implement the items addressed within it.

Breaud stated that he felt it was a very good study, but that it would not address the internal issues with Rienzi Commons, Rienzi Manor, etc.

Toups strongly urged City Administration to budget funds towards fixing the drainage issues in this area of town. He then spoke about conversations he had with the North Lafourche Levee District (NLLD). Andrews asked how much money the NLLD spends within the City limits. Toups stated that NLLD has hired High Tide Consultants to do some research within the City Limits. He added that he had some concerns over what exactly High Tide would be looking at, and how they would document the issues that people within the City Limits have had with flooding and high water on their properties.

Breaud reiterated that the 2018 drainage study addressed the major canals, and not problems within the subdivision. He then noted that the new developments and new drainage standards have actually helped the neighborhood.

Ledet commented that he grew up in Rienzi neighborhood, where their home flooded. He now has drainage issues near his current residence on Lagarde Street. He continued to say that several areas of the city has drainage issues, and he felt that more needs to be done to clean out the drains. He then noted that he was informed about a plan for the City to purchase another vacuum truck, and he thought that this could help the efforts to increase drainage cleanouts.

There being no further business, the meeting was adjourned.