



**OFFICIAL MINUTES OF THE  
PLANNING AND ZONING MEETING  
CITY OF THIBODAUX  
THIBODAUX, LOUISIANA  
January 8, 2025**

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, January 8, 2025 at 5:00 P.M.

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

The minutes of the November 6, 2024 Planning and Zoning Commission Meetings were approved as written.

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

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

Breud introduced the request by Leonard Chauvin, P.E., P.L.S., Inc. on behalf of KBK Real Estate/Blake Ordoyne for sketch and final plat approval of re-division of Lot 11 owned by Anthony & Winston Ledet & Linda Levert, located on the South side of Ledet St. approximately 60' NE from intersection of Ledet & Iris St. in Section 163, T15S-R16E, City of Thibodaux, Louisiana.

Nick Billiot, 627 Jackson Street, was present to represent the request for Leonard Chauvin P.E., PLS. He stated that the owner is requesting to divide this property into three (3) lots. Breud questioned the servitudes. Josh Bourgeois, Public Works Director noted that the City Fire Inspector requested a fire hydrant be added to this area. Breud asked who would be responsible for installing this hydrant. Bourgeois stated that the City would install it, but they request that the owner covers a portion of the cost. Breud and property owner Blake Ordoyne discussed the servitudes and the location of the water line, with Ordoyne stating he believes the water line is on his side of Ledet Street.

Breud comment on the drainage ditch and culverts that are on this property. Ordoyne proposed relocating the ditch along the property line between Lots 11-A and 11-B. He asked who would be responsible for digging out this ditch, and Breud commented that he would be responsible, but the City would maintain it, which is why they need a dedicated servitude. Breud proposed a 20ft servitude, with ten (10) feet for the ditch and ten (10) feet for access. Ordoyne stated that he would like to keep the ditch where it is currently, and Breud confirmed that the property line between Lot 11-A & 11-B would be parallel to this ditch, and Ordoyne agreed.

On call for Public Comment, Chuck Prejean, 225 Pond Dr, was present to represent property owner Charles Prejean, who owns the trailer park to the East of this property. HE asked if the work to the drainage ditch would affect his property, and Breaud & Ordoyne said no.

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 KBK Real Estate/Blake Ordoyne for sketch and final plat approval of re-division of Lot 11 owned by Anthony & Winston Ledet & Linda Levert, located on the South side of Ledet St. approximately 60' NE from intersection of Ledet & Iris St. in Section 163, T15S-R16E, City of Thibodaux, Louisiana, with the following conditions:

- re-draw the property line between Lot 11-A and 11-B parallel to the existing ditch and add 20 servitude for ditch and access.
- remove the 15ft servitude on the East side of the lots.
- add a 12ft servitude on the West side of lots along Ledet Street for utilities.
- add sewer taps to each lot
- install fire hydrant on partnership with the City of Thibodaux if needed.

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

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

**NAY:** None

**ABSTAINED:** None

**ABSENT:** None

Breaud introduced the request by Kayli Blanchard to be granted a special exception in accordance with the provisions of Section 307 the Thibodaux Comprehensive Zoning Ordinance to operate a personal services establishment (Photography Studio) at 200 Isabelle Place within an R-3 Zoning District.

Kayli Blanchard was represent to represent her request. She stated that she would like to open a photography studio at this location. Breaud asked if anyone would be living at this location, and Blanchard said no. Breaud said that the City felt that 'Personal Service Establishment' was the best classification for this business, and he agreed. Kearns asked what type of photography would be done here. Blanchard stated she will be doing senior pictures, family photography and professional headshots. She added that she felt the need for this business within the City, because the only other photography studio in town is closing.

Carmen Gachassin, 219 Abbey Road, was present in support of this request. She is the owner of the building. She stated that this building has been empty for 3-4 years because she could not let go of it, but when Blanchard approached her with an offer to rent the space, she felt like it was the right time to move on. Blanchard added that she knows several neighbors on this street and they are all in favor. Public Works Secretary Monique Reulet told Blanchard that she would inform Blanchard when the Council hearing for this request had been scheduled.

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by Kayli Blanchard to be granted a special exception in accordance with the provisions of Section 307 the Thibodaux Comprehensive Zoning Ordinance to operate a personal services establishment (Photography Studio) at 200 Isabelle Place within an R-3 Zoning District.

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

**NAY:** None

**ABSTAINED:** None

**ABSENT:** None

**In other business, Breaud asked for an update on cluster mail boxes. Reulet stated that she confirmed with the USPS that they are requiring these mail boxes for new developments, but that the decision will be up to the postmaster. She added that any developers will have to contact the postmaster to confirm what type of delivery system they will be required to use. Breaud then asked about the communication tower near the water tower on North Canal. Reulet said either this tower is on the water tower property, which was not annexed into the City and therefore is not under our authority, or the tower is on annexed property, but it was installed prior to the City taking ownership of that property.**

**Breaud then referenced a previous special exception request that was brought to Planning & Zoning, and rejected by the commission. He stated that he was told the applicant rescinded her request because she moved her business to Houma. Reulet said that was correct. Breaud asked why the Council voted to reject the matter if it was pulled by the applicant and Reulet said she did not know.**

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