



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
March 12, 2025**

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, March 12, 2025 at 5:00 P.M.

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

The minutes of the January 8, 2025 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 final 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, T Baker Smith 1100 S Acadia Road, was present to represent this request. Breaud clarified that this request is for final approval of this development. The developer had a contractor build streets and install utilities. Now, this will all be turned over to the City for maintenance. He noted that there are two servitudes depicted on the plats - one paved and one unpaved. The paved servitude is a back alley used for private access for the property owners. This is not part of the dedication to the City and the City is not responsible for its maintenance.

Gravois said that that sounded right, but he would confer with the developer. Breaud added that previous plats in this area had a description of private alleys and green space, indicated by shading, which were not accepted by the City. These areas remained within the ownership of the developer or individual property owners, and will be maintained by them. Breaud then referred to a letter from Public Works Director Josh Bourgeois, which was included in the meeting packets provided to the Commission members. This letter explained that the development was inspected by the City and found to be acceptable.

On call for City comment and Commission comment, there was none. On call for public comment, Loretta Naquin, 206 Rue Bon Papa, was stepped forward. She expressed that she attended the meeting to find out what was going to be happening in her neighborhood, and she was satisfied with the information provided. Also present to comment was Judy Brinning, 208 Rue Bon Papa. She stated she also attended the meeting to find out what would be happening in her neighborhood, and she appreciated the information, and found it interesting to see who was responsible for what.

Breaud asked Gravois if there was any information on incoming businesses. Gravois said he believed it would be mostly professional services, like a finance office and possible a legal office.

On motion by Ledet, seconded by Shanklin, 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 final 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

In other business, Breaud stated that he would like to see a vision for the future of the City, particularly with regards to the traffic issues. He commented that the city would benefit from another bridge. Bourgeois stated that the funding for the Canal Boulevard bridge project has been delayed by the State, but they are working to move the funds around so they can get them sooner. Ledet asked about the traffic light on Canal Boulevard. Bourgeois said the light was in, and they are working with the contractor to make a plan for the installation. He added that they were waiting until after Mardi Gras. He noted that they are also working on trying to get mast arms for this traffic light instead of having the wires hanging across the intersection.

There being no further business, the meeting was adjourned.