



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
May 7, 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, May 7, 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 March 12, 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 Layouke W Smith to be granted a special exception to place a 14' x 56' mobile home on lot located at 1352-A Ledet Street within an R-4 Zoning District in accordance with Section 307 of the City of Thibodaux's Comprehensive Zoning Ordinance.

Breaud noted that this lot is flag shaped, and asked about access to place trailer on this property. Public Works Executive Secretary Monique Reulet explained that there was previously a FEMA trailer at this location, and although there were concerns about the difficulties of removing it, it was ultimately able to be taken off the lot. Breaud noted various rules in the ordinance that seem to conflict each other regarding how many trailers can be on one lot. He stated that he could be convinced to approve this request, but his main concern was safety. He questioned the access for fire trucks and other emergency services and if they would be able to reach this new trailer. He stated that he would like to see something in writing from the fire department. Layouke Smith stepped forward to comment on her request. She and Breaud discussed the access to the trailers.

Breaud then asked for City comment of this request. Public Works Director Josh Bourgeois asked Smith if she would be tying into the water and sewer service that is already there, and she said yes. On call for Commissioner comment, Kearns said he agrees with the safety concerns and thinks it is a good idea to get a letter from the fire department. Assistant Public Works Director Try Waguespack, Breaud, and Smith discuss the street view of the property and the location of the driveway.

On motion by Shanklin, seconded by Kearns, the Board voted to approve the request by Layouke W Smith to be granted a special exception to place a 14' x 56' mobile home on lot located at 1352-A Ledet Street within an R-4 Zoning District in accordance with Section 307 of the City of Thibodaux's Comprehensive Zoning Ordinance, on the condition that a letter be signed by the Thibodaux Fire Department stating that they can provide fire protection to this address.

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

YEAS: Breaud, Andrews, Kearns, Ledet, Shanklin

NAY: None

ABSTAINED: None

ABSENT: None

Breaud introduced request by Monique & Travis Green to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to construct a two story duplex on a 50' x 135' lot located at 727 Lagarde St. within an R-2 Zoning District.

Monique Green, 270 S Sugarfield Drive, was present to represent her request. She explained that she is looking to construct a two-story duplex on this property. Breaud explained that the Commission already reviewed and approved this request a few years ago, but it expired after six months, so they had to renew it. Green stated that she did not know that it was going to expire, and the interest rates were too high at that time to start building, but she is ready now.

Kearns asked about the number of bedrooms in each unit. Green said they would each have three bedrooms and two full bathrooms. Kearns asked about the parking requirements, and Reulet stated that they are required to have two off-street parking spots per living unit, for a total of four off-street spots at this location.

On motion of Kearns, seconded by Ledet, the Board voted to approve the request by request by Monique & Travis Green to be granted a special exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to construct a two story duplex on a 50' x 135' lot located at 727 Lagarde St. within an R-2 Zoning District.

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

YEAS: Breaud, Andrews, Kearns, Ledet, Shanklin

NAY: None

ABSTAINED: None

ABSENT: None

In other business, Marcia Kearns, 114 Lafourche Drive, stepped forward to speak to the commission. She stated that she owns apartment complexes at 1719 Oakley Street and 1714 Himalaya Avenue. She commented on the flooding issues she has been having, with two recent events causing severe damage to her properties. She requested that resources be put towards addressing the drainage issues in this area, and asked that any new structures consider the effects they would have on drainage for existing structures. She added that she has been speaking with Bourgeois and Streets and Drainage Supervisor Tony Brown, along with Mayor Clement, about the drainage issues in the area and they have been a big help. She also listed various methods that may need to be considered to fix the issues.

Breaud commented on his own neighborhood that has flooding issues sometimes. He explained that the older developments did not have the extensive subdivision regulations that are in place now. He added that they used to plan for 2 year storms and now they plan for 25 year storms. Bourgeois stated that they have dredged the ditches in Oakley Court and have some spots noted to send a camera through. Breaud asked about the new vacuum truck that is on order. Bourgeois stated that it will be used to clean out drains and catch basins. Kearns asked if there were any plans for a comprehensive drainage study

for the City. Bourgeois stated that there is a company currently working on a study for the older section of Rienzi Subdivision. Kearns then asked about the pump station on Badt Street, and Bourgeois stated that this is a sewer pump station only.

Marcia Kearns asked if there was a way to get a study done in her area, and Bourgeois said he would speak to the mayor.

There being no further business, the meeting was adjourned.