



**OFFICIAL MINUTES OF THE  
PLANNING AND ZONING MEETING  
CITY OF THIBODAUX  
THIBODAUX, LOUISIANA  
April 1, 2026**

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, April 1, 2026 at 5:00 P.M.

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

The minutes of the March 4, 2026 Planning and Zoning Commission Meetings were approved as written.

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

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

Breaud began the meeting by explaining the meeting procedures and sharing his professional background.

Breaud introduced the request by Greg Baudoin/Baudoin Brothers, LLC to be granted a Special Exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to operate a Retail Goods Establishment (Card Shop) at 817 Jackson Street in a B-1 zoning district.

Greg Baudoin, 235 Rue Christe, was present to represent this request. He stated that they are trying to open a card shop at this location. He referred to a map that he provided said he felt they would have enough parking. Breaud read the definition of a B-1 zone. He then explained that this location has two (2) apartments and a business space. The entire property would require two (2) off-street parking spots for each apartment and two (2) for the business, for a total of six (6) off-street parking spots.

Breaud noted that there are a lot of parking issues in the area, but that is not the fault of this applicant. Baudoin stated that he would install signs on the front of his building instructing customers to park in the back. Ledet asked if Baudoin was the owner of the building or of the business, and Baudoin said he owned the building. Kearns said a neighbor approached him about concerns that she has about backing out of her driveway. Baudoin said he did not think that would be an issue.

On call for city comment, there was none. On call for public comment, Margo Clement, 812 Jackson Street, stepped forward to speak. She stated that she is fine with the request as present tonight, but had

concerns because the proposed business had posted that they would have spots for twenty (20) vehicles. Breaud said that he has been to these types of businesses before and he had never seen more than two (2) cars at a time so he did not think they would have that much traffic.

On motion by Kearns, seconded by Shanklin, the Board voted to approve the request by Greg Baudoin/Baudoin Brothers, LLC to be granted a Special Exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to operate a Retail Goods Establishment (Card Shop) at 817 Jackson Street in a B-1 zoning district.

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

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

**NAY:** None

**ABSTAINED:** None

**ABSENT:** None

Breaud introduced the request by Stephen Caillouet to amend and re-enact Article 5, Section 505, Table 5.1 of the City of Thibodaux's Comprehensive Zoning Ordinance to add "Office" as a Special Exception in an R-2 zoning district.

Ben Caillouet stepped was present to represent his request. He stated that he is not moving forward with this request as he has bought another location. Breaud said he felt that was a good decision as he did not think this request would get approved.

On call for public comment, there was none.

On motion by Kearns, seconded by Ledet, the Board voted to approve the request by Stephen Caillouet to amend and re-enact Article 5, Section 505, Table 5.1 of the City of Thibodaux's Comprehensive Zoning Ordinance to add "Office" as a Special Exception in an R-2 zoning district.

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

**YEAS:** None

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

**ABSTAINED:** None

**ABSENT:** None

The request was denied.

Breaud introduced the request by Harold Callais to re-zone the property located at 506 St Philip Street from an R-3 zoning district to a C-1 zoning district in Thibodaux, Louisiana.

Perrin Ehlinger, 14 Metairie Court, was present to represent this request on behalf of Harold Callais. He explained that Callais is looking to create a new commercial catering kitchen on this property and needs to re-zone the property to a C-1 zone so this use would be allowed. Breaud explained that the Commission had previously met regarding this property and a request to add the use of "Catering Service" into Residential zones, but that was denied because they felt it would be better to re-zone this property to commercial.

Breaud asked Public Works Executive Secretary Monique Reulet to confirm the boundaries of the proposed re-zoning and Reulet indicated the change on a map provided to the Commission.

On call for City issue, there was none. On call for public comment, Marguerite Knight Erwin, 840 E 1<sup>st</sup> Street, stepped forward to comment as a member of the City's Board of Adjustments and Historic District boards. She stated that both boards are in favor of this request.

**On motion by Kearns, seconded by Ledet, the Board voted to approve the request by Harold Callais to re-zone the property located at 506 St Philip Street from an R-3 zoning district to a C-1 zoning district in Thibodaux, Louisiana.**

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

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

**NAY: None**

**ABSTAINED: None**

**ABSENT: None**

**Breaud introduced the request by Lawrence Robertson to be granted a Special Exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to operate a Personal Services Establishment (Barbershop) at 509 Gerald T. Peltier Drive in an R-3 zoning district.**

**There was no one present to represent this request. Breaud explained that the Commission previously approved a property subdivision at this location. He described the proposed use and the required off-street parking spots, and confirmed that they would meet those requirements.**

**On call for City comment, there was none. On call for public comment, there was none.**

**On motion by Andrews, seconded by Ledet, the Board voted to approve the request by Lawrence Robertson to be granted a Special Exception in accordance with the provisions of Section 307 of the Thibodaux Comprehensive Zoning Ordinance to operate a Personal Services Establishment (Barbershop) at 509 Gerald T. Peltier Drive in an R-3 zoning district.**

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

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

**NAY: None**

**ABSTAINED: None**

**ABSENT: None**

**Breaud introduced the request by Leonard Chauvin P.E., P.L.S. on behalf of Levert Land Company for sketch plat approval for the proposed residential development located in Section 114, T14S-R16E in Thibodaux, Louisiana.**

**This request was pulled by the applicant.**

**Breaud introduced the request by High Tide Consultants on behalf of Levert Land Company for approval of a division of raw land, approximately 297.88 Acres located on the East side of Rosedown Drive and 1400 feet East of LA Highway 20 in Thibodaux, Louisiana.**

**Breaud read a personal statement about how he has lived in the Rienzi neighborhood for 47 years and worked in drainage and subdivision planning for 45 years. He has personally flooded several times, and has in the past been against expansion of the neighborhood due to drainage concerns. Now that this proposal has been presented to re-divide raw land for the purpose of creating a mitigation area, he has seen a lot of people against it.**

Breaud explained to the public that this request is only to address the re-division of raw land. Breaud then the location of an existing drainage Canal (Rienzi Canal), and the location of a drainage servitude that would be granted to the North Lafourche Levee District (NLLD) for access to this canal. He explained that they have several individuals present that will speak on the matter, including Troy Bellanger of Levert Land Company; Shane Guin, Engineer with High Tide Consultants; and Paul Bergeron, with Delta Land Services.

Troy Bellanger, 204 E Bayou Road, stepped forward to speak. He explained that this is not about profit, but what is the best use of the land. This land is very low and would have to be raised in order to develop it. He added that a conservation easement would prevent any further development and also ease traffic in that area. Breaud commented that he envisions a nature trail that residents could use to travel from their homes to Andolsek Park on bikes or golf carts instead of cars.

Breaud proceeded to ask the following questions:

Breaud: "What is Levert's involvement in the mitigation bank?"

Bellanger: "Selling the land to Delta Land Services."

Breaud: "Is Levert land in agreement to provide all the right-of-ways and servitudes shown on the map?"

Bellanger: "Yes"

Breaud: "Will Levert Land be selling the entire 531 acres in one sale or in increments?"

Bellanger: "One sale"

Breaud: "Is it the responsibility of Levert Land to maintain the Rienzi Canal?"

Bellanger: "No"

Breaud: "Does Levert Land own the right-of-way to the Rosedown extension or is it responsible for its maintenance?"

Bellanger: "No"

Breaud: "Did Levert Land in August of 2016 donate to the City of Thibodaux approximately 63 acres of land adjacent to the North side to construct a sewer treatment plant?"

Bellanger: "Yes"

Breaud: "Did Levert Land in September 2000 grant servitudes to the City of Thibodaux for the Rienzi Canal, the North/South ditch #2, the East/West ditch #1, and East/West ditch #2 for the purpose of cleaning these facilities?"

Bellanger: "Yes"

Breaud: "Does Levert Land collect drainage property taxes?"

Bellanger: "No"

Shane Guin, 700 Canal stepped forward to speak. He stated that his company, High Tide Consultants, drafted the map for the proposed division of raw land. He explained that they had to locate and document several servitudes for this plan, which required going to this location with the City. During this site visit, they located two (2) large culverts that will be taken out.

Breaud proceeded to ask the following questions:

Breaud: "This map contains existing servitudes and new ones all together so the access and maintenance can responsibilities can be determined."

Guin: "That is correct"

**Breaud: "Can you explain what the dedication clause means on this map?"**

**Guin: "This clause shows who the servitudes will be dedicated to."**

**Breaud: "You some lines showing the map has to be signed by the owner, the Planning Commission Chairman, the Mayor - what is that for?"**

**Guin: "It certifies that everyone is in agreement and they went through the proper channels. This will be recorded at the court house."**

**Breaud: "Once this map gets recorded at the court house will the public be able to access it?"**

**Guin: "Yes"**

**Breaud: "Can you legally plant trees and shrubs on these servitudes?"**

**Guin: "No because they are maintenance and access."**

**Breaud: "Did the subdivision regulations call for the servitudes?"**

**Guin: "Yes"**

**Breaud: "There is a certification clause at the bottom that refers to a class C survey, is that the accuracy of the survey?"**

**Guin: "I did not put this together our surveyor did but I assume so."**

**Breaud "The bottom of the plat states this is for 'Delta Land Services' - is this the company buying the land?"**

**Guin: "Yes"**

**Breaud confirmed that the maintenance servitudes indicated on this plat must be left open for access and no plants, trees, shrubs, or fences could be placed there. He added that the City will need to ensure that they will always have access to this area. He then commented on the two (2) culverts that were found, both 60 inches in size, and confirmed that they will be removed, which he believes will help drainage. Guin and Breaud discussed the headloss that was documented in this area. Guin stated that, because of those 60 inch culverts, he found a headloss of several feet for a 100-year storm. Ledet asked if the City would remove those culverts and Guin said yes.**

**Paul Bergeron, 5420 Corporate Boulevard, stepped forward to speak as a representative of Delta Land Services. He explained that the company will take this land, plow it, and plant trees**

**Breaud proceeded to ask the following questions:**

**Breaud: "Is this Delta Land's first mitigation bank?"**

**Bergeron: "No"**

**Breaud: "About how many have yall done?"**

**Bergeron: "52"**

**Breaud: "In this state?"**

**Bergeron: "Texas, Louisiana, and Mississippi"**

**Breaud: "Will you be elevation any land or creating any berms or ditches?"**

**Bergeron: "One berm will be created in the Northern side"**

**Breaud: "Will you be touching any part of Rienzi Canal?"**

**Bergeron: "No"**

**Breaud: "Will you be artificially flooding the mitigation bank, meaning pumping water into it at any part of the year?"**

**Bergeron: "No"**

**Breaud: "About how many trees and what type of trees will be planted in the bank?"**

**Bergeron: "Hardwoods & Cypress - different types of Oak, Sugarberry, Pecan and Cypress."**

**Breaud: "In planting these trees, will you plant the whole property at once or in increments?"**

**Bergeron: "We plant it all at one time"**

**Breaud: "Are these trees good for the environment?"**

**Bergeron: "The soak up water from the ground, provide shade"**

**Breaud: "Do trees capture and absorb rainfall?"**

**Bergeron: "They soak up water through the root system."**

**Breaud: "Do the trees make any noise, generate traffic"**

**Bergeron: "No"**

**Breaud: "What issues, if any, has Delta experienced in implementing these banks in other areas?"**

**Bergeron: "We have had concerns about drainage and other issues and that's why we leave out areas for access."**

**Breaud: "With planting trees - would there be any adverse impact on the drainage system?"**

**Bergeron: "No - I think this will lessen the impacts to the drainage system because you won't have silt runoff from the fields which can clog ditches"**

**Breaud: "Explain the process of getting your permit through the Army Corp of Engineers and how long that takes."**

**Bergeron: "It varies on time length but none of it is a short process. We have to submit to the Corp and they give feedback and review it. Then they put it out to the public so the public can comment. Several site visits are done by Wildlife & Fisheries, the Corp and other agencies to see if we can do it."**

**Breaud: "Have you ever had a City or Parish approve a mitigation bank?"**

**Bergeron: "The Corp approves it but we do address the concerns if the local government has them. "**

**Breaud: "How long will it take to fill up that bank with trees?"**

**Bergeron: "Construction process doesn't take too long. Once the land is plowed they place a layer or subsoil for the root systems to grow and then they can plant everything in a couple days."**

**Breaud: "Do you periodically go in make sure the trees are growing and replant?"**

**Bergeron: "We monitor them every year."**

**Breaud: "What are the restrictions on the bank once it's complete?"**

**Bergeron: "We put a perpetual conservation servitude on it, so once it is set up it will be that way in perpetuity."**

**Breaud: "You provided a letter of commitment to remove those two culverts, which the city has agreed to take care of, and you said you would add a ditch along Rosedown Drive. Do you agree to do that?"**

**Bergeron: "Yes"**

**Kearns asked Bergeron about the 52 jobs that they have done, and if they have had any negative impact on the neighboring communities. Bergeron stated that he was not aware of any negative impacts associated with the other mitigation areas they have done. Kearns then asked if anyone would maintain**

the brush that would grow in between the trees. Bergeron explained that they will be required to remove any invasive species. Kearns asked Bergeron what impacts he foresees on this area of Thibodaux, and Bergeron said he does not expect any negative impacts and that things may stay the same or improve.

Ledet stated that he would like to see these types of maps and applications provided to the City in electronic formats so that the City could share them with the general public and Breaud agreed. Kearns asked if any logging would happen here, Bergeron said that applications could be filed with the Army Corp of Engineers but he does not foresee that happening. Ledet asked if Delta Land Services continues to own the mitigation areas they construct and Bergeron said sometimes they do and sometimes they lease them to other companies.

On call for public comment, John Toups, 207 Rienzi Drive stepped forward to speak. He stated that he has lived in this neighborhood for a long time. He wanted to see documents regarding these requests before the meeting and was told he needed to do a public records request to get copies. Breaud told Toups that he texted him and offered to show him all the applications and maps. Toups said he wanted to know how the neighborhood drained and to where it drained. Breaud explained that it all drains by gravity to the North. Breaud then clarified the location of the proposed mitigation area. Breaud then referred to an earlier discussion about who would be maintaining the Rienzi Canal and cleaning it and suggested that the residents attend the next NLLD meeting. Toups questioned the existing bridge that crosses over the Rienzi Canal and Breaud said it would be up the NLLD to decide whether to keep the bridge or remove it.

Toups questioned the drainage plan of this area and Breaud explained again that it all drains by gravity. Toups asked about the school's drainage plan and Breaud said they have a detention pond. Breaud asked how people can find out about the Army Corp's permitting process and comment period. Bergeron stated they can go to the Army Corp's website. Breaud asked Toups if he is in support of this request or not. He then explained that this is only a request for a division of raw land, not an approval of the mitigation area. He does not see a reason to delay a vote on this request.

Sandra Clement, 226 Rienzi Drive, stepped forward to comment. She stated that she appreciated all the information that had been provided and asked for clarification if the Rienzi Canal and the 80 Arpent Canal were the same thing. Breaud said no, the Rienzi Canal drains into the 80 Arpent Canal. Clement then asked about Ward 5 and who took over responsibility now that Ward 5 is dissolved. Breaud stated he understood that Lafourche Parish and NLLD are now responsible.

Breaud read his list of pros and cons, including the city will not have to construct and maintain sewer lines, gas, lines and water lines; they will not have increased traffic or noise; and they will not have a large number of concrete trucks working in the area. He did not have any cons.

Bill Crawford, 203 Ridgefield Road, stepped forward to comment. He asked if this area would become a swamp wetland or mountaintop and Breaud said it would remain the same. Crawford then asked if the Corp has been involved so far and Bergeron said no, because they have not submitted to the Corp yet. This is because they have not bought the land yet, and that cannot happen until the land gets divided and re-zoned. Breaud reminded him that the City is just reviewing the division of land right now. Crawford asked if this would provide drainage and Breaud said it would serve as overflow to the other areas. Crawford asked the effects of removing the ag ditches and planting trees. Bergeron explained the plan to Crawford. Kevin Beyer, 2351 Energy Drive, stepped forward to comment. He explained the drainage process and how it differs with different types of land. He also explained how they would do studies on this area.

Ledet reminded the public that the Commission is not voting for or against the mitigation plan. Leslie Clement, 226 Rienzi Drive, stepped forward to speak. He asked what the financial incentive was for Levert Land and Delta. Bergeron explained that Delta Land sells mitigation credits to other companies for construction projects pipeline projects and other things. Cory Kief, 721 Rosedown Drive, stepped

forward to speak. He stated that he has lived in this neighborhood for 19 years. He noted that if someone removes wetlands in one area, they have to replace it somewhere else. As a representative of NLLD, he stated that they have no objection to this project. He added that he did not agree with Breaud on his perspective and that he does not think it is up to NLLD to handle the maintenance of Rienzi Canal alone. He explained that NLLD has been having conversations with Lafourche Parish and the City of Thibodaux about how to handle this area.

Aaron Melvin, 307 Killarney Place, stepped forward to comment on this matter. As a member of the Lafourche Parish Council, they are aware of the issues with the Rienzi Canal and they have been working with the relevant jurisdictions to make a plan to maintain the canal. He confirmed that this area is under the jurisdiction of multiple taxing entities. Ledet stated that he did not appreciate the accusations from Kief without listening to the Commission's responses and he thinks the biggest issue is the finger point between the groups.

Joshua Becnel, 108 Smithfield Drive, stepped forward to speak. He asked if Melvin was aware of any issues regarding mitigation projects in other areas of Lafourche Parish, and Melvin said no. Kevin Clement, City of Thibodaux Mayor, stepped forward to comment. He stated that there is a mitigation area north of Laurel Valley and they do not have any issues. Bellanger stated that this is not the most profitable plan for Levert Land, but it will be very beneficial. He explained that in the future, this area will no longer be feasible for sugar cane or livestock and will eventually revert to wetlands. This project will convert it to wetlands and set a management plan.

Jason Ray, 423 Highway 308, stepped forward to speak. He asked about who was responsible for the drainage and Breaud said it is four (4) taxing entities. Ray then asked what happens if the trees die or get damaged. Bergeron said that their plan will require them to have a certain amount of trees, so if needed they will go in and replace trees. Missy Orgeron, 434 Rosella Drive, stepped forward to speak and stated that she does not think the Army Corp of Engineers is trustworthy. Kathy Melancon, 215 Rienzi Drive, stepped forward to speak and asked why they flood. Breaud explained that when the neighborhood was first developed in the 1970s, it was designed to a two (2)-year storm plan. Now new developments are designed to a 25-year storm plan. Melancon asked how close together will trees be planted and Bergeron said nine (9) feet.

Kallie Landry, 313 Toledano Drive, stepped forward to comment. She talked about the issue she has with mosquitos and how that would be addressed. Clement stated that the City has a mosquito abatement contractor who comes around and sprays, and if needed they can pay for additional treatments. Tommy Lasseigne, 502 St Louis Street, stepped forward to speak. He commented on how the Rienzi Canal feeds into the 80 Arpent Canal, which feeds into Lake Beouf and Lake Des Allemands. He added that he thinks the bigger issue would be if those waterways have issues and cause back-ups into our canals. Ben Harang, 515 Blake Court, stepped forward to ask if this mitigation area would be public land. Bergeron said no, but it will be adjacent to public land and he thinks that is what Breaud was preferring to when he suggested a nature path. Toups stepped forward again to ask about servitude placement within the mitigation area. Guin explained that they already have servitudes there that are maintained by the City.

Clement stepped forward again to address a few comments. He explained that the City has a great relationship with Lafourche Parish and NLLD. Although the City administrators feel that the Rienzi Canal is their responsibility they would certainly appreciate the help from other people. HE then discussed the meeting information and explained that the City is legally required to share the agendas and minutes of all meetings, which they already do. He added that the agenda was posted online on March 18<sup>th</sup>, but Toups did not request copies of the items until March 30<sup>th</sup> late in the afternoon, and this was not enough time for the City to respond. Breaud stated that he thinks the City should work on digitizing this information so everyone has access. Clement said that is the plan and the I.T. Department is always working to improve.

No further public comments.

**On motion by Kearns, seconded by Andrews, the Board voted to approve the request by High Tide Consultants on behalf of Levert Land Company for approval of a division of raw land, approximately 297.88 Acres located on the East side of Rosedown Drive and 1400 feet East of LA Highway 20 in Thibodaux, Louisiana.**

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

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

**NAY: None**

**ABSTAINED: None**

**ABSENT: None**

**Breaud introduced the request by High Tide Consultants on behalf of Levert Land Company to re-zone raw land located to the East of Rosedown Drive from an R-1 zoning district to an OS zoning district.**

**Shane Guin, 700 Canal Boulevard, stepped forward to represent this request. He said this is the re-zone request to the proposed mitigation property to change form an R-1 zone to an OS zone. Breaud stated that this zone does not allow for any subdivisions.**

**On call for City comment there was none. On call for public comment, Bonny Martini, 414 Rue de Cypress, stepped forward to speak. She asked if this zoning change was for the entire area and Breaud said it was only for the City. Harang stepped forward to question the use reference by Breaud, stated that the "Forest" use is listed under Civic, not commercial. Mike Naquin, 406 Destrehan Drive, stepped forward to comment, elaborating on Harang's comment. He said that Civic uses are mainly operated by governmental agencies. So he did not know if that was the right use classification for the mitigation project. Guin pointed out that agriculture is listed under Commercial and he thinks that would apply to the mitigation area. Ledet noted that there are some commercial uses under Civic as well.**

**On motion by Kearns, seconded by Shanklin, the Board voted to approve the request by High Tide Consultants on behalf of Levert Land Company to re-zone raw land located to the East of Rosedown Drive from an R-1 zoning district to an OS zoning district.**

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

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

**NAY: None**

**ABSTAINED: None**

**ABSENT: None**

**Breaud explained that the following items all pertain the the City's sign ordinance. They have had several discussions with City Administrators about clarifying some regulations in this part of the ordinance.**

**Breaud introduced the request by City Administration to amend and re-enact Article 9, Section 901 - Purpose of the City of Thibodaux's Comprehensive Zoning Ordinance to add:**

**C. Enforcement of this Chapter will be at the discretion of the Zoning Administrator or his designee.**

**On call for City comment, there was none. On call for public comment, there was none.**

On motion by Ledet, seconded by Andrews, the Board voted to approve the request by City Administration to amend and re-enact Article 9, Section 901 - Purpose of the City of Thibodaux's Comprehensive Zoning Ordinance to add:

C. Enforcement of this Chapter will be at the discretion of the Zoning Administrator or his designee.

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

YEAS: Breaud, Kearns, Andrews, Shanklin, Ledet

NAY: None

ABSTAINED: None

ABSENT: None

Breaud introduced the request by City Administration to amend and re-enact Article 9, Section 904 - Prohibited Signs of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

-Combine "Snipe Signs" and "Portable Signs" to read: "Portable Signs including, but not limited to, snipe signs and feather signs."

On call for City comment there was none. On call for public comment, there was none.

On motion by Shanklin, seconded by Ledet, the Board voted to approve the request by City Administration to amend and re-enact Article 9, Section 904 - Prohibited Signs of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

-Combine "Snipe Signs" and "Portable Signs" to read: "Portable Signs including, but not limited to, snipe signs and feather signs."

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

YEAS: Breaud, Kearns, Andrews, Shanklin, Ledet

NAY: None

ABSTAINED: None

ABSENT: None

Breaud introduced the request by City Administration to amend and re-enact Article 9, Section 905 - Nonconforming Signs of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

B. If any nonconforming sign is removed, *damaged*, or destroyed then the replacement sign shall be in conformity with the requirements of this ordinance.

C. Only existing businesses ~~with no change of use and occupancy~~ may resurface a nonconforming sign within original footprint *if they have no change of both use and occupancy.*

On call for City comment, there was none. On call for public comment, there was none.

On motion by Andrews, seconded by Shanklin, the Board voted to approve the request by City Administration to amend and re-enact Article 9, Section 905 - Nonconforming Signs of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

B. If any nonconforming sign is removed, *damaged*, or destroyed then the replacement sign shall be in conformity with the requirements of this ordinance.

C. Only existing businesses ~~with no change of use and occupancy~~ may resurface a nonconforming sign within original footprint *if they have no change of both use and occupancy.*

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

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

Breaud introduced the request by City Administration to amend and re-enact Article 9, Section 906 - Exempt On-Site Signs as follows:

**F. Decorative flags, banners, or bunting ~~authorized by the city building permit official for a citywide~~ celebrations, conventions, commemorations, fairs or parades.**

**K. Political signs are only allowed on private property. Signs shall not exceed six (6) square feet on ~~residential or historical-zoned property~~ in R-1, R-2, R-3, R-4, RB and CBD zoning districts, and shall not exceed thirty-two (32) square feet in ~~commercial or industrial-zoned property~~ B-1, C-1, C-2, I-1 and I-2 zoning districts.**

**N. One under-canopy sign per business not to exceed six (6) square feet, in area.**

Ledet asked how the political sign ordinance is enforced. Public Works Director Josh Bourgeois stated that they normally contact the politicians to move signs, but sometimes they will speak to the individual property owners.

On call for City comment, there was none. On call for public comment, there was none.

On motion by Ledet, seconded by Shanklin, the Board voted to approve the request by City Administration to amend and re-enact Article 9, Section 906 - Exempt On-Site Signs as follows:

**F. Decorative flags, banners, or bunting ~~authorized by the city building permit official for a citywide~~ celebrations, conventions, commemorations, fairs or parades.**

**K. Political signs are only allowed on private property. Signs shall not exceed six (6) square feet on ~~residential or historical-zoned property~~ in R-1, R-2, R-3, R-4, RB and CBD zoning districts, and shall not exceed thirty-two (32) square feet in ~~commercial or industrial-zoned property~~ B-1, C-1, C-2, I-1 and I-2 zoning districts.**

**N. One under-canopy sign per business not to exceed six (6) square feet, in area.**

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

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

Breaud introduced the request by City Administration to amend and re-enact Article 9, Section 907 - Sign Standards - On Premise of the City of Thibodaux's Comprehensive Sign Ordinance as follows:

**E.4 Existing pylon signs shall be "grandfathered" and allowed to stand. All signs which are no longer functional, *damaged* or abandoned shall be removed ~~or relocated~~ at the owner's expense in compliance with the provisions of this Article within one (1) year following dysfunction; otherwise the erection of all on-site pylon signs shall be prohibited.**

**F. Ground Signs, Wall Signs, Mansard Signs, Marquee and Canopy Signs shall be subject to the following conditions:**

Businesses in C-1, C-2, I-1 and I-2 zones within zero (0) to one hundred (100) feet set back from the roadway may have two signs, not to exceed thirty-two (32) square feet. Businesses one hundred one (101) to three hundred (300) feet set back from the roadway may have two signs, not to exceed sixty-four (64) square feet. Business greater than three hundred (300) feet set back from the roadway ~~must be approved by the Board of Adjustments~~ *may have two signs, not to exceed seventy (70) square feet.*

- a. ~~In professional business area developments, fifty (50) square feet.~~
- b. ~~Two (2) wall signs are not to exceed thirty-two (32) square feet.~~

Kearns asked about the removal of the Board of Adjustments requirement for buildings further than 300 feet back from the roadway. Erwin explained that right now all businesses that far back have to go to Board of Adjustments, and Reulet added that they go to Board of Adjustments regardless of their sign size.

On call for City Comment, there was none. On call for public comment there was none.

On motion by Ledet, seconded by Kearns, the Board voted to approve the request by City Administration to amend and re-enact Article 9, Section 907 - Sign Standards - On Premise of the City of Thibodaux's Comprehensive Sign Ordinance as follows:

E.4 Existing pylon signs shall be "grandfathered" and allowed to stand. All signs which are no longer functional, *damaged* or abandoned shall be removed ~~or relocated~~ at the owner's expense in compliance with the provisions of this Article within one (1) year following dysfunction; otherwise the erection of all on-site pylon signs shall be prohibited.

F. Ground Signs, Wall Signs, Mansard Signs, Marquee and Canopy Signs shall be subject to the following conditions:

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- a. ~~In professional business area developments, fifty (50) square feet.~~
- b. ~~Two (2) wall signs are not to exceed thirty-two (32) square feet.~~

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

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

Clement stepped forward to thank the Commission for their work.

There being no further business, the meeting was adjourned.