



**OFFICIAL MINUTES OF THE  
PLANNING AND ZONING MEETING  
CITY OF THIBODAUX  
THIBODAUX, LOUISIANA  
June 3, 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, June 3, 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 April 1, 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 introduced the request by Councilman Ben Harang to amend and re-enact Article 7, Section 704, Table 7.1 - Off-Street Vehicle Parking Requirements of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:**

**Event Venue: 1 space/200sf GFA**

**Councilman Ben Harang, 515 Blake Court, was present to represent his request. He explained that, when this use came up for to the City Council for addition into the ordinance, he compared it the parking requirements for restaurants. He felt that this use should have the same amount of off-street parking spaces required as a restaurant.**

**Breaud asked if he had any data that he was basing this proposal on. He explained that City Administration reviewed the current off-street parking requirements and based the initial proposal of 1 space per 300sf GFA on requirements for other types of businesses. He added that it comes down to how restrictive the City wants to be. The City Council approved this original request 3 to 1. Harang explained that his proposal was based off of concerns about the Dansereau House. Breaud asked if they postponed the vote on the re-zoning of the Dansereau House property due to Harang's concerns on parking. He added that this parking requirement was just approved 2 months ago and asked if they were having issues already.**

Breaud asked what the main use classification for the Dansereau House. Public Works Executive Secretary said that the use classification for a property is based on what is expected to be the main source of income. In the case of the Dansereau House, it is "Catering Service". Ledet asked if anyone knew how many parking spots some of the other event venues in the area have and Reulet said she was not sure.

Kearns stated that the ordinance for the parking requirements for this use were just passed, and he did not think that was enough time to determine if there is an issue or not. Ledet asked how the City came to the proposal of 1 space per 300sf GFA, and Reulet said it was based on the existing parking requirements for similar uses. Ledet then stated that he listened to the City Council meeting, and although they approved this parking requirement 3-1, they had some discussions on what the City Council was allowed to do with requests that came from Planning & Zoning. They were not sure if they could amend those requests, or if they have to vote on them exactly as presented from Planning & Zoning.

On motion by Kearns, seconded by Shanklin, the Board voted to approve the request by Councilman Ben Harang to amend and re-enact Article 7, Section 704, Table 7.1 - Off-Street Vehicle Parking Requirements of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:

**Event Venue: 1 space/200sf GFA**

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

**YEAS: None**

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

**ABSTAINED: None**

**ABSENT: None**

The motion was denied.

Breaud introduced the request by Leonard Chauvin P.E., P.L.S. on behalf of New Path to Happiness, LLC for sketch and final plat approval for the re-division of Lot 120 of the Grinnage Plan of Thibodaux, located on the West side of President Street approximately 0 feet Southwest from the intersection of E 11th Street and President Street in Section 24, T15S-R16E, City of Thibodaux, Louisiana.

Nic Billiot, 627 Jackson Street, was present to represent this request. He explained that Leonard Chauvin, P.E., P.L.S. was contacted to re-divide this lot into two lots. He noted that they were granted a variance for lot width by the Board of Adjustments in March. Breaud asked what the Grinnage Plan was. Billiot stated that it was the original survey of the City of Thibodaux by a man with the surname Grinnage.

Breaud then asked about utilities. Public Works Director Josh Bourgeois stated that the owner would be responsible for installing a new sewer tap for the new lot.

On call for public comment, Ben Harang, 515 Blake Court, stepped forward to ask how big this lot was, and Billiot pointed out the drawing of the property.

On motion by Ledet, seconded by Kearns, the Board voted to approve the request by Leonard Chauvin P.E., P.L.S. on behalf of New Path to Happiness, LLC for sketch and final plat approval for the re-division of Lot 120 of the Grinnage Plan of Thibodaux, located on the West side of President Street approximately 0 feet Southwest from the intersection of E 11th Street and President Street in Section 24, T15S-R16E, City of Thibodaux, Louisiana, on the condition that a variance be granted for lot size for the proposed lots.

...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 5, Section 506, Table 5.3 of the City of Thibodaux Comprehensive Zoning Ordinance as follows:

**-Add "Pet Care Facility" as Permitted in C-1 and C-2 zoning districts**

Breaud explained that this definition exists in the ordinance, but it is not listed in the district use classification tables. Reulet explained that a business owner contact the Permit office to discuss a proposed business and what if they would be allowed to do it in a Commercial zone. Reulet reviewed the definitions and determined that "Pet Care Facility" was the best definition of what the individual was wanting to do, but it was not listed in the Commercial use table. Ledet asked if they should consider adding this use to the Industrial table as well, and Breaud stated that he felt that should just focus on what was requested at this time.

Mayor Kevin Clement, 310 W 2<sup>nd</sup> Street, stepped forward to caution the Planning & Zoning Commission, stating that he did not want them to box themselves in too much. Breaud agreed that the should generalize some of the uses a bit more, but in this case, the definition already existed and it was the only use that best described what the business owner wanted to do.

On motion by Andrews, seconded by Shanklin, the Board voted to approve the request by City Administration to amend and re-enact Article 5, Section 506, Table 5.3 of the City of Thibodaux Comprehensive Zoning Ordinance as follows:

**-Add "Pet Care Facility" as Permitted in C-1 and C-2 zoning districts**

In other business, Public Works Assistant Director Trey Waguespack stepped forward to speak about a few matters that were recently voted on by City Council. The first item was a revision to the sign ordinance Article 9, Section 901, where Planning & Zoning voted to add: "C. Enforcement of this Article will be at the discretion of the Zoning Administrator or their designee." City Council amended this item and approved it with the removal of "or their designee". Waguespack stated that he did not agree with Council's decision to remove that phrase, as it now puts all of the work on the Public Works Director. Breaud stated that he agreed.

Harang stepped forward to speak, explaining that the Council felt that these tasks could be assigned through a job description and the phrase "or their designee" was not needed. Breaud that this phrase is used all over the zoning ordinance, and he thinks that the Public Works Director has more important matters to attend to. Harang said that Council wanted to avoid disagreements between Bourgeois and Waguespack. Waguespack explained that he has had conversations with Bourgeois about certain signs, and ultimately Bourgeois makes the final decision. Commission members discussed presenting this item again to add the phrase "or their designee" back into this section of the ordinance. Ledet asked why they Council did not amend the parking requirement proposal for "Event Venue", but they did amend the request for this zoning addition to the sign ordinance. Reulet stated that the zoning ordinance specifically states that any zoning text amendment that gets denied by City Council has to wait 12 months before being presented again, but it did not specify procedure for zoning text amendment proposals that were approved as amended by Council. Clement stated the Council Administrator Jenny Morvant would know how to handle this situation.

**Waguespack then discussed another revision to the sign ordinance that was amended and approved by City Council. He explained that Article 9, Section 906.K was presented to City Council with the revisions of listing specific zoning districts, and what size political signs were allowed in those districts. Waguespack noted that Harang brought up a valid concern with a recent lawsuit about first amendment rights regarding the placement of political signs on private property. City Council ultimately decided to further amend this section of the ordinance to remove the timeframe in which these signs were allowed to be posted.**

**Waguespack felt that the issue could be addressed instead by changing the wording from “political signs” to “election signs”, and he felt this item should be re-presented to Planning & Zoning and Council for review. Breaud and Waguespack discussed the difference between the two types of signs and Waguespack stated that election signs were specific to certain individuals running for a certain position, whereas political signs were more about people expressing their opinions about different politicians. Harang stated that the court case he originally referenced said jurisdictions could restrict the size of political signs or how far from the road they can be placed, but not what the sign says. Breaud and Ledet noted that we may need some legal input on this.**

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