



**OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
September 2, 2026**

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, September 2, 2026 at 5:00 P.M.

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

The minutes of the August 5, 2026 Planning and Zoning Commission Meetings were approved as written.

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

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

Breaud introduced a request by David A. Waitz, P.E., P.L.S. on behalf of M&M Peltier, LLC to be granted sketch and final plat approval for the re-division of Lots 1&2, Block 4 of the Peltier SD into Lots 1A, 1B, 2A, and 2B located on the West side of Tiger Drive, approximately 0 feet South of the intersection of Tiger Drive and St. Mary Street in Section 18, T15S-R16E, City of Thibodaux, Louisiana.

John Daigle, 1107 Canal Blvd, was present to represent this request on behalf of David Waitz and M&M Peltier, LLC. He explained that they had previously divided these lots for lease, but now they are requesting to divide the lots to make them into official lots of record. Breaud reviewed this requested and noted that a zoning amendment request came before the board a few months back for this area, but ultimately was not needed for the applicant to accomplish what they wanted to do. He added that this area is a C-1 zoning district. Breaud questioned the utilities present on the lots. Daigle and Breaud discussed the buildings that used to be in this area, noting that there were at one point three (3) buildings on the existing lots. Breaud explained that if any utilities were missing, it would be the owner's responsibility to have them installed.

Owner Harvey "Drew" Peltier, III was also present to represent his request. He stated that he had no immediate plans for development of these lots, but his future plans would likely include constructing a professional office for himself to downsize from his current office, and perhaps other professional offices. He noted that he did not intend to construct a strip mall.

Breaud reminded Peltier of the off-street parking requirements and the landscaping requirements. Peltier noted that he planned to work with Architect E.A. Angelloz, and he was sure he would be aware of the requirements. Kearns asked if there was previously a bookkeeping place in this area, and Peltier said yes. Breaud asked if TPP was leasing the lot, and Peltier said yes.

On call for City comment, there was none. On call for public comment, Michiella Mire, 202 Birch Street, stepped forward to speak. She asked what the date of the proposed subdivision plat was. Daigle stated that the plat is dated June 9, 2026. Breaud noted that several students from the Nicholls State University Geomatics program were present, and asked them if they knew what a "Class C" survey was. Breaud then explained that this is a reference to the accuracy of the survey plat.

On motion by Kearns, seconded by Ledet, the Board voted to granted the request David A. Waitz, P.E., P.L.S. on behalf of M&M Peltier, LLC to be granted sketch and final plat approval for the re-division of Lots 1&2, Block 4 of the Peltier SD into Lots 1A, 1B, 2A, and 2B located on the West side of Tiger Drive, approximately 0 feet South of the intersection of Tiger Drive and St. Mary Street in Section 18, T15S-R16E, City of Thibodaux, Louisiana.

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

YEAS: Breaud, Andrews, Kearns, Shanklin, Ledet

NAY: None

ABSTAINED: None

ABSENT: None

The remaining items on the agenda have been tabled at the request of the applicant, and will be present for discussion at the next meeting.

Breaud explained to the Nicholls students that the City has a code of ordinances for development in the City, and the tabled agenda items are proposing to amend some of those requirements for minimum off-street parking. Breaud stated he was not aware of any areas in town that had too much parking except for Academy. He added that the Board of Adjustment actually gave Academy a variance to reduce the number of off-street parking spaces they would have.

In other business Mayor Kevin Clement stepped forward to update the Board of the plans to re-construct the Canal Boulevard bridges. He explained that the bridges are no longer safe. They are the currently the oldest wood piling bridges in the State of Louisiana, and have been monitored by Department of Transportation and Development (DOTD) for about eleven (11) years.

The City Council voted on September 1st to sign a Cooperative Endeavor Agreement (CEA) with the Office of Louisiana Highway Construction (OLHC) to oversee the project. Clement stated that OLHC has emergency powers, which will allow them to expedite the process of hiring a contractor and commencing work. Clement also stated that they plan to host a Town Hall meeting in the next few weeks to share more information about the project. Kearns asked if both bridges will be taken out at the same time, and Clement said yes. He explained that they will have to remove both bridges, take out the old pilings, add a bulkhead for the existing drainage and then construct the new bridges. Breaud asked what would happen if the contractor went over the deadline, or if nearby buildings were damaged during construction. Clement stated that it will be up to OLHC to handle the details of the contract, but he imagined those situations would be addressed in writing.

There being no further business, this meeting was adjourned.