OFFICIAL MINUTES OF THE
PLANNING AND ZONING MEETING
CITY OF THIBODAUX
THIBODAUX, LOUISIANA
November 4, 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, November 4, 2026 at 5:00 P.M.

There were present: Mark Kearns, Drew Andrews, Thomas Shanklin
Absent: Clay Breaud, Trey Ledet

On motion of Andrews, seconded by Shanklin, the minutes of the October 7, 2026 Planning and Zoning Commission Meetings were approved as written.

….upon roll call the vote was as follows:

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

Kearns congratulated Mayor Kevin Clement on his re-election.

Kearns introduced Item #5 - a request by Leonard Chauvin P.E., P.L.S on behalf RBG Holdings, LLC to be granted sketch and final plat approval for the re-division of the property located at 711 E 1st Street into Tracts B-1, TH-1 & TH-2, located on the North side of E 1st Street, approximately 1080ft West of the intersection of E 1st Street and Audubon Avenue in Section 30, T15S-R16E, City of Thibodaux, Louisiana.

Nicholas Billiot, 627 Jackson Street, was present to represent this request on behalf of Leonard Chauvin. He explained that they were hired by Ryan Danos to draft a re-division plat for this property. Kearns asked if they had a front elevation for the proposed townhomes. Ryan Danos, 124 Windward Way, stepped forward to speak. He explained that they have not finalized the plans for the townhomes. He added that the office will be for Edward Jones and they will build two (2) townhomes next door. He noted that they are following all RB zone regulations.

Kearns asked if the measurements noted on the plat are to the low water's edge. Billiot said yes, the line indicates mean low water level for the Bayou.

On call for public comment, Fran Middleton, 100 Ormonde Drive, stepped forward to speak. She requested confirmation that the Commission is only voting on the re-division of this property. She also stated that she had concerns about the design of the structures fitting into the neighborhood, and parking constraints.

Danos stepped forward again to clarify that townhomes are only required to have 25 foot lot width, and his lots would have 45 foot lot widths, so there will be room on the side of each unit for more parking if necessary. For the commercial property, they will meet all State and City requirements for parking and are willing to re-assess their layout if need be.

On motion by Andrews, seconded by Shanklin, the Board voted to approve Item # 5 - the request by Leonard Chauvin P.E., P.L.S on behalf RBG Holdings, LLC to be granted sketch and final plat approval for the re-division of the property located at 711 E 1st Street into Tracts B-1, TH-1 & TH-2, located on the North side of E 1st Street, approximately 1080ft West of the intersection of E 1st Street and Audubon Avenue in Section 30, T15S-R16E, City of Thibodaux, Louisiana.

….upon roll call the vote was as follows:

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

Item # 5 was approved with a vote of 3 to 0.

Kearns introduced Item #6 - 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 Lot 2, Block 4 of the Peltier SD into Lots 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.

Stephen Waitz, 1107 Canal Boulevard, was present to represent this request on behalf of David Waitz. He explained that they are re-dividing the property owned by M&M Peltier, LLC. Public Works Executive Secretary Monique Reulet noted that they had previously come before Planning & Zoning for a re-division of this property, but they had made some revisions to the proposed lot lines, so they are coming back to get re-approved. Waitz explained the changes between the plats.

Kearns asked about utilities, and Public Works Assistant Director Trey Waguespack stated that, as he understands it, all taps should be present already. Drew Peltier, the owner of this property, stepped forward to speak, explaining that they revised the proposed lots due to parking and setback requirements.

On call for public comment, there was none.

On motion by Andrews, seconded by Shanklin, the Board voted to approve Item # 6 - the 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 Lot 2, Block 4 of the Peltier SD into Lots 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: Kearns, Andrews, Shanklin
NAY: None
ABSTAINED: None
ABSENT: Breaud, Ledet

Item # 6 was approved with a vote of 3 to 0.

Kearns introduced Item #7 - a request by Leonard Chauvin P.E., P.L.S. on behalf of Levert Land Company for sketch plat approval for Phase 1 of the proposed Plantation Lakes residential development located in Section 114, T14S-R16E in Thibodaux, Louisiana.

Tre' Chauvin, 627 Jackson Street, was present to represent this request on behalf of Leonard Chauvin. He explained that this is a new development for J B Levert Land Company, with Phase 1 having 42 lots and three (3) drainage detention ponds. Kearns asked if they will have to meet with the Louisiana Department of Transportation and Development (LADOTD). Chauvin said yes, they are doing a traffic study that will need to be approved by LADOTD. Kearns then asked if they will have to do a right turn lane. Chauvin said it is a possibility. He explained that they will not know for sure until they hear from LADOTD, but they have budgeted for that work.

Kearns asked who will own the detention ponds, and Chauvin said it will be the Home Owners Association (HOA), once established. Kearns requested that verbiage be added to the plats to specify that. He also asked for a drainage study for the whole development to be done at a 100-year flood. Chauvin and Kearns discussed the dimensions on the lots, with Chauvin noting that all lots will be over 6,000 square feet (sf). Kearns then asked about the timeline for LADOTD review, and Chauvin stated hopefully three (3) to four (4) weeks.

On call for public comment, Troy Bellanger, 204 E Bayou Road, stepped forward to speak. As a representative of J B Levert Land Company, he stated that a traffic engineer had been hired to do the traffic study. He noted that LADOTD usually agrees with the engineer. He added that they can note on the plats that the detention ponds and other reserve areas will be privately owned.

Andrews asked about the access point on the East side of this development. Bellanger stated that it will be access to other areas owned by J B Levert Land Company, and potentially an area of future development. Andrews asked if they would have the elevation to build more in that area. Bellanger said the ponds will give them a lot of dirt, but they may have to bring in more fill. Bellanger added that this development has been planned for some time, and they have had several discussions with the City to plan for drainage. Kearns asked about utilities. Waguespack said all utilities should be accessible. Mayor Clement asked about gas, and Chauvin said that the gas line is at Andolsek Park.

On motion by Shanklin, seconded by Andrews, the Board voted to approve Item # 7 - the request by Leonard Chauvin P.E., P.L.S. on behalf of Levert Land Company for sketch plat approval for Phase 1 of the proposed Plantation Lakes residential development located in Section 114, T14S-R16E in Thibodaux, Louisiana.

….upon roll call the vote was as follows:

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

Item # 7 was approved with a vote of 3 to 0.

Kearns introduced Item #8 - a request by Andy Richard/T Baker Smith on Behalf of Jaron Land Development for the re-dedication of Green Spaces 1 through 14 in Acadia Plantation Phase 3, S15S-R16E, Thibodaux, Louisiana.

Reulet noted a typographical error in the request. The request stated the property was located in "S15S-R16E" but this is incorrect. It is located in "T15S-R16E".

Andy Richard, 1100 S Acadia Road, was present to represent this request on behalf of T Baker Smith. He explained that Phase 3 of Acadia Plantation was surveyed by another surveyor. The plat included a dedication of the green spaces to the City. The developer, Jaron Land Development, would like to re-dedicate these area to themselves or the HOA. Richard explained that the developer has been maintaining these areas since the construction phase.

On call for public comment, there was none.

On motion by Andrews, seconded by Shanklin, the Board voted to approve Item # 8 - the request by Andy Richard/T Baker Smith on Behalf of Jaron Land Development for the re-dedication of Green Spaces 1 through 14 in Acadia Plantation Phase 3, S15S-R16E, Thibodaux, Louisiana.

….upon roll call the vote was as follows:

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

Item # 8 was approved with a vote of 3 to 0.

Kearns introduced Item #9 - request by Vic Palazzo to amend and re-enact Article 5, Table 5.1-Residential District Permitted Uses and Special Exceptions of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:
-Add "Short Term Rentals" as "Special Exception" in an RB zoning district.

Vic Palazzo, 305 E 2nd Street, was present to represent his request. He explained that he is asking for the same consideration as the other residential districts. He noted that this use is already allowed in other residential districts. Kearns discussed the Short Term Rental (STR) ordinance, noting that they have strict regulation against these units being used for commercial or social uses. Palazzo added that he operates several STRs in the New Orleans area.

On call for public comment, the following individuals stepped forward to speak:

- **Guy Diebold, 714 E 1st Street - He stated that he does not know how well this would work in the RB zone. He added that he thinks quiet residential areas are very important in the City of Thibodaux.**
- **Stacy Guillot, 306 E 2nd Street - She stated that she recently moved to this neighborhood. She discussed the condition of Palazzo's property and expressed concern over the addition of this type of use in the neighborhood.**

Kearns explained the process of approval, noting that this request is only to add this use into RB zones as a Special Exception. If this got approved, then Palazzo would still have to go back to Planning & Zoning and City Council to request the Special Exception for his property. Palazzo addressed the previous comments, noting that it would apply to all RB zones, not just his property. Shanklin explained that the Commission is required to consider public comments.

In further public comments, the following individuals stepped forward to speak:

- **Dr. Diebold, 714 E 1st Street - She read an email from Harold Block, who was not able to attend the meeting. Block commented about the description of the RB zone, and expressed concern over noise and parking.**
- **Carrie Goodrow, 304 E 2nd Street - She explained the history of the neighborhood. She stated that she would like to protect the neighborhood from overgrowth.**
- **Fran Middleton, 100 Ormonde Drive - She stated that she would like this request to be denied. She commented on previous concerns in this area.**

Kearns stopped the discussion to restate that this request is not in reference to Palazzo's property, and comments in reference to his property or his family are not relevant.

Additional public comment was made by the following individuals:

- **Benjamin Borne, 234 St Charles Street - He stated that he would like this request to be denied in order to preserve the residential character or the neighborhood.**
- **Guy Diebold, 714 E 1st Street - He noted that the RB zone was created after very careful discussion between the City and residents.**
- **Johnathan Thomassie, 304 Canal Boulevard - He stated that he is opposed to this request, as he thinks the use is unnecessary.**
- **Dr. Diebold, 714 E 1st Street - She noted that all the residents present at the meeting were against this request.**

Kearns stated that he had always been a big defender of the RB zone. He acknowledged that residential-type uses should be allowed to some extent. He reiterated that that does not mean that Palazzo would be given approval to have a STR at his property. Kearns then referred to the STR ordinance again and explained some of the regulations that they have to follow in the City.

Shanklin made a motion to table this request. This motion failed due to lack of second.

On motion by Andrews, seconded by Kearns, the Board voted to approve Item # 9 - the request by Vic Palazzo to amend and re-enact Article 5, Table 5.1- Residential District Permitted Uses and Special Exceptions of the City of Thibodaux's Comprehensive Zoning Ordinance as follows:
-Add "Short Term Rentals" as "Special Exception" in an RB zoning district.

….upon roll call the vote was as follows:

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

Item # 9 was denied with a vote of 2 to 1.

Mayor Clement stepped forward to thank the Commissioners for their work.

There being no further business, this meeting was adjourned.