Minutes of the Broussard Planning and Zoning Commission Meeting

Held on Thursday, September 14, 2023

**Members Present**

Brad Hamman, Teddy Eastin, Keith Rousseau, Alton Pitre, Craig Kimball

**Others Present**

Sarah Hebert, BPC- BZC Clerk

Gerald DeLaunay – City Attorney

Ben Theriot – Flood Plain Administrator

Walter Comeaux III, City Engineer

Vance Olivier -Chief of Police

Tony Ashy – Asst. Chief of Police

Trevor Carpenter – Pride Contractors

Brandon Reggio – Building Owner

Brad Hamman called the meeting to order.

Brad Hamman opened the meeting with the Pledge of Allegiance, followed by a moment of Silent Prayer.

Keith Rousseau moved to adopt the minutes of the August 10, 2023, Meeting.

Second by Alton Pitre

Roll Call

Brad Hamman, Yea - Teddy Eastin, Yea - Keith Rousseau, Yea - Alton Pitre, Yea - Craig Kimball, Yea

**Planning Commission**

**Ste. Marie Home Builders – Old Town Overlay District – Moving Home to the lot at West Broussard and Jefferson.**

**As prepared by Walter S Comeaux, III, PE, PLS -Comeaux Engineering**

This report, issued by the City of Broussard, is to determine general conformance with City requirements and does not constitute a certification by the City. This review in no way relieves the Surveyor/Engineer/Architect of Record from his professional duties.

It is our understanding that the developer intends to relocate a pier supported residence to this location.

Section 4 – Applicability and Process of the Old Town Special Overlay District ordinance reads in part:

***These regulations do not apply to single family residential uses or to proposed single family residential uses that replace an existing structure and do not increase the square footage of the structure under roof.***

Our examination of the site has determined that within recent times, the site contained two residences on this lot. The total square footage under roof of these historical (recent) structures is greater than the square footage under roof being proposed. Given this under Section 4 of the ordinance this proposed use is exempt.

**No action Required.**

**414 North Morgan Street – Proposed Bakery**

**As prepared by Walter S Comeaux, III, PE, PLS -Comeaux Engineering**

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**Section 6 – Prohibited Uses –**

Not applicable

**Section 7 – Sewer Requirements**

Not addressed, we assume the site has existing city sewer service.

**Section 8 – Access Management**

Limestone drives and parking are prohibited.

**Section 9 -Accessory Storage areas Including Trash Holding Receptacles**

Not Addressed

**Section 10 Architecture**

Acceptable.

**Section 11 – Mechanical and Electrical Equipment**

Not addressed

**Section 12- Parking**

Limestone drives and parking are prohibited.

**Section 13 Drainage**

Not addressed

**Section 14 Landscaping Standards**

Not Addressed

**Section 15 Lighting Standards**

Not Addressed

**Section 16 Sign Standards**

Not Addressed

Based on our review it is our opinion that the submission be denied approval based on the comments issued and on the owner’s desire to retain limestone parking and drives. Further, exterior access into the building does not appear to conform to the “Americans with Disabilities Act” requirements which require, amongst other things, hard surfaced handicap parking and handicap ramps.

Trevor Carpenter with Pride Contractors- we are curious about the access and the driveway situation. It is not a store, it is not public access, it is just a private kitchen. They are baking.

Walter Comeaux III – we have made this requirement of other people within this overlay district. Businesses cannot have limestone driveways and parking.

I kind of referenced the ADA – I don’t know specifically on what they are doing there, but business to require that you comply with the American Disabilities Act, you are required for hard service parking for the handicap. Now whether or not it will be completely drive through or not, I don’t know. I am just pointing out that all businesses that I am aware of require that they comply with ADA.

Brad Hamman – What will you all be doing there?

Trevor Carpenter – Non-dairy – keto bakery, like, cakes.

It’s all-preorder stuff from online.

He spoke of the previous owner not have handicap accessibility.

Walter Comeaux III– ADA aside, the overlay district requires hard surface for commercial use. This business has been closed down long enough not to be grandfathered in.

The owner of the building Brandon Reggio spoke from the Audience he did not approach the microphone.

What is the time of grandfathering?

Keith Rousseau – We have to comply with the law- the City Council developed that ordinance. We have to uphold the law, that is the only thing we can do, anything past that is the City Council.

Trevor Carpenter- What is the length on paper before it can’t be grandfathered in?

Walter Comeaux III – He is asking about grandfathering.

Gerald Delaunay – What I hearing they have been gone a longer period of time, so it is not grandfathered in. Let me say a couple of other things, I noticed that the application is not even signed, and I am not sure of what plans have ever been submitted. If you can prove the number of parking spaces with plans subject to maybe getting approval, subject to those restrictions, but you done have that here.

Alton Pitre – What they are asking for is not permittable. We either vote against the Council or we vote for what the council has already enforced. It doesn’t meet the requirements.

Walter Comeaux, III – It doesn’t meet the Ordinance.

The information I got, they want to re-open a bakery, but they want to maintain a limestone driveway. That is what we are stuck on.

Walter Comeaux III I recommend that if yall want to T it up again with a little bit more information and we can work on that, really that is all I had to go by.

Trevor Carpenter – So the site plans have to be resubmitted.

Walter Comeaux III – I don’t believe yall submitted a site plan.

Sarah Hebert – All we have is pictures of the existing building and the application. When she came in for submittal for the permit/review that is when yall were given the Ordinance – the plans were not left.

Walter Comeaux III – The City wants to work with you

Moved Alton Pitre moved to Deny approval as this does not meet the requirements of the Old Town Overlay District

Second by Keith Rousseau

Question Brad Hamman

Roll Call

Brad Hamman, Yea - Teddy Eastin, Yea - Keith Rousseau, Yea - Alton Pitre, Yea - Craig Kimball, Yea

**Adjourn Planning Meeting**

Moved Craig Kimball

Second Keith Rousseau

Question Brad Hamman

Roll Call

Brad Hamman, Yea - Teddy Eastin, Yea - Keith Rousseau, Yea - Alton Pitre, Yea - Craig Kimball, Yea

**Zoning Commission**

Craig Kimball Moved to open the Zoning Portion of the meeting.

Second by Keith Rousseau

Question Brad Hamman

Roll Call

Brad Hamman, Yea - Teddy Eastin, Yea - Keith Rousseau, Yea - Alton Pitre, Yea - Craig Kimball, Yea

**Revised Zoning Map F-14 to include 1306 & 1310 Young Street as Community Commercial**

Moved by Alton Pitre to Present to Council to be zoned as Community Commercial

Second by Keith Rousseau

Question Brad Hamman

Roll Call

Brad Hamman, Yea - Teddy Eastin, Yea - Keith Rousseau, Yea - Alton Pitre, Yea - Craig Kimball, Yea

**Revised Zoning Map F-7 to include 214 North Eola Road - as Single Family Residentia**l

Moved by Alton Pitre to present to Council to be zoned as Single Family Residential

Second Keith Rousseau

Question Brad Hamman

Roll Call

Brad Hamman, Yea - Teddy Eastin, Yea - Keith Rousseau, Yea - Alton Pitre, Yea - Craig Kimball, Yea

**Revised Zoning Map D-8- Known as 608 and the 700 Blk of La Hwy 89 as Single Family Residential**

Moved by Alton Pitre to Present to Council to be zoned as Community Commercial – Sarah and the Mayor had a conversation about this. Keeping it zoned as surrounding property. Sarah will call the Property Owners as no property owner was in attendance.

Second by Teddy Eastin

Question Brad Hamman

Roll Call

Brad Hamman, Yea - Teddy Eastin, Yea - Keith Rousseau, Yea - Alton Pitre, Yea - Craig Kimball, Yea

**Revised Zoning Maps G-12 / G-13 and H-12 100 Blk on Zoning Map as Single Family Residential**

Moved by Teddy Eastin to present to council to be zoned as Single Family Residential

Second by Craig Kimball

Question Brad Hamman

Roll call

Brad Hamman, Yea - Teddy Eastin, Yea - Keith Rousseau, Yea - Alton Pitre, Yea - Craig Kimball, Yea

**Adjourn**

Moved Craig Kimball to adjourn this meeting.

Second by Alton Pitre

Question Brad Hamman

Roll call

Brad Hamman, Yea - Teddy Eastin, Yea - Keith Rousseau, Yea - Alton Pitre, Yea - Craig Kimball, Yea