Minutes of the Broussard Planning and Zoning Commission Meeting

Held on Thursday, October 12, 2023

**Members Present**

Brad Hamman, Keith Rousseau, Russell Trahan, Craig Kimball, Alton Pitre-Alternate

**Others Present**

Sarah Hebert, BPC- BZC Clerk

Mayor Ray Bourque

Walter Comeaux, III – Comeaux Engineering

Ben Theriot

Cecil Little

Paula Tolliver- Christian Brothers

Chief Vance Olivier

Asst. Chief Tony Ashy

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 Rousseaux – I would like to make a Correction the September 14, 2023, Minutes.

Add to Item number 1 Map F-14 under Zoning Portion of the meeting, the of the area known as 803 Marteau Road as Single Family Residential. This item was on the agenda but was omitted when typing the minutes, I move to adopt the minutes with this correction.

Second by Russell Trahan

Question – Brad Hamman

Roll Call

Brad Hamman, yea -Keith Rousseau, yea -Russell Trahan, yea- Craig Kimball, yea - Alton Pitre-Alternate, yea

**Planning Commission**

**Old Town Overlay District – Tiny Home 503 Ave C – Voorhies Short**

Sarah,

Mr. Voorhies Short applied to move a 12’ X 40’ residence to the above referenced address. The existing structure located at this site was to be demolished. At that time, we were unable to determine if the proposed structure would trigger provisions of the Old Town Special Overlay District.

Mr. Short recently provided you with the Measurements of the existing structure.

Since the existing structure has a square footage greater than the proposed structure, the requirements of the Overlay District are not triggered, and this proposal requires no action of the Planning and Zoning Commission.

**Walter S Comeaux, III, PE, PLS**

**Adjourn The Planning Commission Meeting.**

Moved. Keith Rousseau

Second Alton Pitre

Question Brad Hamman

Roll call

Brad Hamman, yea -Keith Rousseau, yea -Russell Trahan, yea- Craig Kimball, yea - Alton Pitre-Alternate, yea

**Zoning Commission Meeting**

Moved by Keith Rousseau to open the Zoning portion of the meeting.

Second Alton Pitre

Question Brad Hamman

Roll call

Brad Hamman, yea -Keith Rousseau, yea -Russell Trahan, yea- Craig Kimball, yea - Alton Pitre-Alternate, yea

1. **Introduction of Revised Zoning Map E-5 404 Garber Road and a Portion of the 400 blk of Garber**

**Road – Proposed Zoning is Neighborhood Commercial.**

**Moved by Craig Kimball to present this map to the City Council to be zoned as Light Industrial per letter received**

**from the owner, requesting the two lots to be zoned as Light Industrial instead of Neighborhood Commercial.**

**Second By Keith Rousseau**

**Question Brad Hamman**

**Roll Call**

**Brad Hamman, yea -Keith Rousseau, yea -Russell Trahan, yea- Craig Kimball, yea - Alton Pitre-Alternate, yea**

1. **Introduction of Revised Zoning Map E-13 and F-13 Rezoning portions of Sandy Bay Drive in Cypress Meadows Subdivision to Single Family Residential including a Residential Accessory Lot.**

Moved by Russell Trahan to present this map to the City Council to be zoned as Single-Family Residential w/ Residential accessory.

Second by Keith Rousseau

Roll Call

Brad Hamman, yea -Keith Rousseau, yea -Russell Trahan, yea- Craig Kimball, yea - Alton Pitre-Alternate, yea

1. **Christian Brothers Automotive – Applicant – Mary Baudoin Varisco – Owner**

**Requesting a Zoning Variance to allow Auto and Truck Repair – currently Zoned Ambassador Caffery District CA**

Paula Tolliver with Christian Brothers - Stated there will be no Auto Body Repair/Painting/Tire Capping

The building will be brick and stone, they will have between 8-10 employees – there will be a nice waiting room.

Russell Trahan as what will the process of landscaping and vehicle parking?

Walter Comeaux III – This plat will have to be brought back before the Planning Commission for the Division of property.

Russell Trahan – asked if the Parking of overnight cars will be in the Rear.

Paula Tolliver will return in December with all requested information for the planning commission.

This Variance/Waiver request on zoning is being granted on a provisional basis on the following:

That the purchase of property by Christian Brothers.

The plat if properly platted through the planning commission.

That the council approves the building design

And providing additional landscaping and fencing to help conceal the vehicles.

If this does not happen this Variance/Waiver goes away.

Moved by Russell Trahan for the Variance/Waiver based on the above provisions being met.

Second by Keith Rousseau

Question Brad Hamman

Roll Call

Brad Hamman, yea -Keith Rousseau, yea -Russell Trahan, yea- Craig Kimball, yea - Alton Pitre-Alternate, yea

Adjourn

Moved by Craig Kimball

Second by Keith Rousseau

Question Brad Hamman

Roll Call

Brad Hamman, yea -Keith Rousseau, yea -Russell Trahan, yea- Craig Kimball, yea - Alton Pitre-Alternate, yea