



Minutes of the Broussard Planning Commission
And the
Broussard Zoning Commission Meeting
Held on Thursday, April 8, 2021

Members Present

Craig Kimball, Teddy Eastin, Adam Mouton-Alternate

Members Absent

Russell Trahan, Brad Hammans, David Forbes

Others Present

Sarah Hebert, BPC-BZC Clerk
Ray Bourque, Mayor
Trevor Evans, Comeaux Engineering
Gerald DeLauney, Attorney
Roxanne Bourque, Property Owner
Walter Comeaux III, City Engineer
Ben Theriot, Flood Plain Administrator
Angel Racca, Council Woman – District 1
Jesse Moore – Property Owner
Jon and Tammy Vannoy – Property Owner
Brannon Decou – Chief of Police
David Andress – Property Owner
Joseph Marino - DDG

Teddy Eastin called the meeting to order

Teddy Eastin opened the meeting with the Pledge of Allegiance followed by a moment of Silent Prayer.

Craig Kimball moved to adopt the minutes of the Meeting held on Thursday, March 11, 2021.

Second by Adam Mouton

Discussion – none

Question Craig Kimball

Roll Call:

Craig Kimball, Yea – Teddy Eastin, Yea – Adam Mouton – Yea

Roxanne Bourque Speer – Boundary Line Adjustment

Recommendations as per review by Shawn Macmenanmin, PLS of DDG

1. Missing 2 calls for offset pipes on West side of Property Should reference nearest road be the Western Line...?
2. Point of beginning needs to be on a Monument, and monument referenced in Legal Description.
3. If corners set where disagreements with existing monuments show in detail.

Craig Kimball Moved to accept Contingent upon above requirements being met.

Second by Adam Mouton

Discussion- Joseph Marino stated comments were taken care of. We recommend you approve this plat.

Question – Craig

Roll Call:

Craig Kimball, Yea – Teddy Eastin, Yea – Adam Mouton - Yea

Troy Hebert Hwy 96 Phase II Creating new lots.

Recommendations as per review by Shawn Macmenanmin, PLS of DDG

1. Show addresses for all tracts.
2. Should be a Class B survey, it is an industrial zone commercial property.
3. Point of Beginning needs to be on a Monument, and monument reference in Legal Description.
4. If corners set where disagreements with existing monuments show in detail

Adam Mouton moved to accept Contingent upon above requirements being met.

Second Craig Kimball

Discussion- Joseph Marino stated conditions have been met, a few minor changes, we recommend you approve.

Question Craig Kimball

Roll Call:

Craig Kimball, Yea – Teddy Eastin, Yea – Adam Mouton - Yea

Adjourn Planning Commission Meeting

Craig Kimball moved to Adjourn the Planning Commission Meeting

Second Adam Mouton

Discussion None

Question Craig Kimball

Zoning Map H-12 This map with portions of LA Hwy 182 was introduced to be zoned as Light Industrial – Mr. Jesse Moore would like a mixed use. This property will be presented to the Broussard City Council to be zoned as Community Commercial.

Moved by Adam Mouton

Second by Craig Kimball

Question – Craig Kimball

Roll Call:

Craig Kimball, Yea – Teddy Eastin, Yea – Adam Mouton - Yea

Zoning Map H-13 - Lake Talon Road – La Hwy 182 Industrial Park and Portions of LA 182

This will be presented to the Broussard City Council to be zoned as Light Industrial.

Moved by Craig Kimball

Second by Adam Mouton

Question Craig Kimball

Roll Call:

Craig Kimball, Yea – Teddy Eastin, Yea – Adam Mouton – Yea

Zoning Map G-14 – a portion of Property to be zoned as Light Industrial on Lake Talon Road- a portion behind Louis Records Road and a Portion of Louis Records Road as Single Family Residential.

Mr. David Address addressed the commission with concerns of the property behind him being zoned as Light Industrial. Mr Address had concerns that there is a lot of empty vacant buildings in the area, at this time. Walter Comeaux state that this property is owned by the same property owners as the adjoining property, which is already zoned as Light Industrial, so keeping this uniform, we recommend that this property be zoned as Light Industrial.

Craig Kimball moved to present this map to the City Council to zone portions as Light Industrial and portions as Single Family Residential.

Second by Adam Mouton

Question – Craig Kimball

Zoning Map G-15 – introduced with portions of Louis Records Road to be zoned as Single Family Residential with 2 lots as Light Industrial. Also, with portions of Smede Hwy as Light Industrial.

Tammy Vannoy stated that the subdivision of Virginia Pines Estates regulations does not allow any commercial to be built in the subdivision. With concern from the neighborhood the 3 lots in front of Virginia Pine Estates will be Presented to the City Council to be zoned as Community Commercial. Mr DeLauney stated that as long as the Subdivision Restrictions are in place, the Subdivision will enforce. The City does not enforce subdivision regulations.

Moved by Adam Mouton to present to Council with zoning as Single Family Residential, Community Commercial and Light Industrial on this plat.

Second by Craig Kimball

Question – Teddy Eastin

Roll Call:

Craig Kimball, Yea – Teddy Eastin, Yea – Adam Mouton - Yea

Zoning Map E-3 Areas of Garber Road to be zoned as Light Industrial-

Moved by Craig Kimball to present to the Broussard City Council to be zoned at Light Industrial.

Second by Adam Mouton

Question – Teddy Eastin

Roll Call:

Craig Kimball, Yea – Teddy Eastin, Yea – Adam Mouton - Yea

Zoning map E-4 Areas of Garber Road to be zoned as Light Industrial.

Moved by Craig Kimball to present to the Broussard City Council to be zoned at Light Industrial.

Second by Adam Mouton

Question – Craig Kimball

Roll Call:

Craig Kimball, Yea – Teddy Eastin, Yea – Adam Mouton – Yea

Adjourn

Craig Kimball moved to adjourn this meeting.

Second by Adam Mouton

Question Craig Kimball

Roll Call:

Craig Kimball, Yea – Teddy Eastin, Yea – Adam Mouton – Yea