

Mayor
Ray Bourque
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www.cityofbroussard.com



Council:
Angel Racca - District I
David M. Bonin - District II
Jesse Regan - District III
Michael Rabon - District IV
Kenny Higginbotham - District V
Ray Gary - District VI
Jeff Delahoussaye - At Large

Broussard Planning and Zoning Commission Meeting
416 East Main Street
Broussard LA 70518
Thursday, September 9, 2021
6:00 p.m.

Agenda

- 6:00p.m. – 6:01 p.m. 1. Meeting called to order
6:01p.m. – 6:05 p.m. 2. Pledge of Allegiance and Silent Prayer
6:05p.m. – 6:10 p.m. 3. Adopt the minutes of the Thursday, August 12, 2021

Broussard Planning Commission

No new business

Broussard Zoning Commission

No new business

Adjourn

- 6:10 p.m. 1. Adjournment

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Minutes of the Broussard Planning Commission and the Broussard Zoning Commission Meeting
Held on Thursday, August 12, 2021

Members Present

Russell Trahan, Brad Hamman, Craig Kimball,
Charles Sharma-Alternate, Alton Pitre-Alternate

Member Absent

Teddy Eastin, David Forbes

Others Present

Sarah Hebert, BPC-BZC Clerk
Ray Bourque, Mayor
Gerald Delaunay, Attorney
Walter Comeaux III, City Engineer
Ray Gary, City Councilman
Ben Theriot- Flood Plain Administrator
Adam Mouton- Property owner
Brooke Smith – Spec LLC
Walter Comeaux IV
Michael Guidry - Surveyor
Kevin and Brittany Payne -Acquiring Property
Jean & Brittani Pitre- Acquiring Property

Brad Hamman called the meeting to order.

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

Craig Kimball moved to adopt the minutes of the Thursday, July 8, 2021

Second by: Russell Trahan

Discussion - None

Question – Craig Kimball

Broussard Planning Commission Meeting

3CSP Ventures LLC Plat

Recommendations as per review by Comeaux Engineer & Consulting

General Comments (Not subject to Waiver)

1. This property is currently being annexed into the City of Broussard. Action by the Commission is provisional subject to the property being annexed.

2. This proposed subdivision is to divide an 18,890 -acre tract into 12 accessory lots. The accessory lots are adjacent to correspondingly numbered lots in Marteau Lakes Subdivision and are considered to be an extension of said lots. For the purposes of permitting each lot and accessory lot will be considered a single lot due to the fact that neither utilities nor drainage will be extended into the accessory lots. Should the owner(s), in the future, wish to sell and accessory lot, they will be required to submit the proposed lot to the Broussard Planning Commission as a new Subdivision. Municipal addresses for each accessory lot shall correspond to the adjacent Marteau Lake lot.
3. Portions of the property are located within Special Flood Hazard Area, Zone AE. Federal regulations require that all structures, enclosed on three or more sides must have a Finished Floor Elevation at or greater than the Base Flood Elevation. The City of Broussard ordinances require that the Finished Floor Elevation be a minimum of 12” above the Base Flood Elevation. Portions of the subject property are located within a Regulatory Floodway. City Ordinances prohibit placing fill within the floodway.
4. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City Servitudes.

Please note, this review is to determine general conformance with City of Broussard requirements and does not constitute a certification by myself. This review in no way relieves the surveyor of Record/Engineer of Record from his professional responsibilities.

Brook Smith with representing Spec LLC stated there are no objections to the above stated comments.

Russell Trahan moved to approve conditionally upon completion of annexation and above requirements being met.

Second by Craig Kimball

Question Brad Hamman

Roll Call: Russell Trahan-Yea, Brad Hamman-Yea, Craig Kimball- Yea

Charles Sharma-Yea, Alton Pitre-Yea

Shing Signature Stores More or Less Lot 1 Albertson Parkway

Recommendations as per review by Comeaux Engineer & Consulting

General Comments (Not subject to Waiver)

1. This proposed subdivision is to divide a 9.875-acre tract into 1 commercial lot with the remaining 8.713 acres designated as “unplatted.”
2. Portions of the property are located within Special Flood Hazard Area, Zone A & X. Federal Regulations require that all structures, enclosed on three or more sides must have a Finished Floor Elevation at or greater than the Base Flood Elevation. The City of Broussard ordinances require that the Finished Floor Elevation be a minimum of 12” above the Base Flood Elevation. City ordinances also require that the structure FFE be a minimum of 12” above the road fronting the structure.
3. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City servitudes.

Other Comments

1. Plat notes should reflect Total Acreage, Lot Acreage and Unplatted Acreage.
2. The surveyor shall indicate the Municipal Address, assigned by the City, on the plat.

3. The Owner shall be responsible to provide water and sewer utilities to the point of service of the Lot.
 4. Provide a 15' sidewalk, drainage and utility easement along Albertson Parkway and South Bernard Road.
 5. This lot is Subject to the City of Broussard Stormwater Ordinance.
- Please note, this review is to determine general conformance with the City of Broussard requirements and does not constitute a certification by myself. This review in no way relieves the Surveyor of Record/Engineer of Record from his professional responsibilities.

Brook Smith with representing Spec LLC stated there are no objections to the above stated comments.

Russell Trahan moved to approve this plat contingent upon the above requirements being met.

Second Craig Kimball

Question Brad Hamman

Roll Call: Russell Trahan-Yea, Brad Hamman-Yea, Craig Kimball- Yea

Charles Sharma-Yea, Alton Pitre-Yea

Brittany Payne – Residential GORDON CROCKET

Recommendations as per review by Comeaux Engineer & Consulting

General Comments (Not subject to Waiver)

1. This proposed subdivision is to Plat a 1.350-acre residential lot.
2. Portions of the property are located within Special Flood Hazard Area, Zone A & X. Federal Regulations require that all structures, enclosed on three or more sides must have a Finished Floor Elevation at or greater than the Base Flood Elevation. The City of Broussard ordinances require that the Finished Floor Elevation be a minimum of 12" above the Base Flood Elevation. City ordinances also require that the structure FFE be a minimum of 12" above the road fronting the structure.
3. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City servitudes

Other Comments

1. Correct the Plat Notes indicating Minimum Frontage.
2. The surveyor shall indicate the Municipal Address assigned by the City, on the plat.
3. The Owner shall be responsible to provide water and sewer utilities to the point of service of the Lot.
4. The Owner shall be responsible to extend pavement to their boundary line.

Please note, this review is to determine general conformance with City of Broussard requirements and does not constitute a certification by myself. This review in no way relieves the Surveyor of Record/Engineer of Record from his professional responsibilities.

Brook Smith with representing Spec LLC stated there are no objections to the above stated comments.

Russell Trahan moved to approve this plat contingent upon the above requirements being met.

Second Craig Kimball

Question Brad Hamman

Roll Call: Russell Trahan-Yea, Brad Hamman-Yea, Craig Kimball- Yea

Charles Sharma-Yea, Alton Pitre-Yea

JEAN & BRITTANY PITRE — SOUTH BERNARD ROAD- ZONED Ambassador Caffery Commercial

Recommendations as per review by Comeaux Engineer & Consulting

General Comments (Not subject to Waiver)

1. This proposed subdivision is to Plat a 1.000-acre commercial lot.
2. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City Servitudes.
3. This property is subject to the City of Broussard Drainage ordinance.
4. On driveway permit will be issued for this lot and shall be right turn in, right turn out only.
5. The 10' Utility Servitude shall be relabeled as a 15' sidewalk, drainage, and utility easement.
6. A 15' Drainage Easement shall be provided along the rear of the Unplatted Tract and the Subject Property.
7. This property is subject the City Drainage Ordinance. A drainage impact analysis shall be required prior to issuance of a building permit. The DIA shall be required to meet the criteria for developments greater than 2.5 acres.
8. The City will not permit any median crossings in conjunction with this proposed development.
9. The subject property is not permitted to impede drainage from the abutting properties nor is it permitted to drain onto abutting properties.

Other Comments

1. The surveyor shall indicate the Municipal Address, assigned by the City, on the plat.
2. The owner shall be responsible to provide water and sewer utilities to the point of service of the lot.

Please note, this review is to determine general conformance with City of Broussard requirements and does not constitute a certification by myself. This review in no way relieves the Surveyor of Record/Engineer of Record from his professional responsibilities

Michael Guidry stated they have no issues with the above comments.

Russell Trahan moved to approve this plat contingent upon the above requirements being met
Second by Alton Pitre
Question Craig Kimball
Roll Call: Russell Trahan-Yea, Brad Hamman-Yea, Craig Kimball- Yea
Charles Sharma-Yea, Alton Pitre-Yea

Broussard Parkway LLC – West Monroe /Clara – Residential

Recommendations as per review by Duplantis Design Group

1. Distinct line-types for Easements /setbacks
2. Label encroachments as such (to be removed or to remain)
3. SE corner of Jerry Paul Morgan detail property line does not go west.
4. Is it necessary to show call to S Jefferson? The lot is bonded on 3 sides by streets.
5. Label Ditch.

Variance Request

Broussard Parkway LLC would like to request a variance from the planning commission on Lot 1-b of the proposed subdivide. This lot is a corner lot, with frontage on West Monroe Street and Mary Street. The owner/developer would like Lot 1-b to front West Monroe Street. They are requesting a variance on the front building setback from the standard 20' to 15'.

Shawn Macmenamin with DDG reviewed this plat and stated that all the review comments have been met, he received an updated plat prior to the meeting.

Russell Trahan moved to approve this plat contingent upon the above requirements being met. This approval also includes the 15' variance request.

Second by Craig Kimball

Question Brad Hamman

Roll Call: Russell Trahan-Yea, Brad Hamman-Yea, Craig Kimball- Yea
Charles Sharma-Yea, Alton Pitre-Yea

Russell Trahan moved to Adjourn Planning Commission

Second by Craig Kimball

Roll Call: Russell Trahan-Yea, Brad Hamman-Yea, Craig Kimball- Yea
Charles Sharma-Yea, Alton Pitre-Yea

Craig Kimball moved to open the Zoning Portion of the meeting

Second by Russell Trahan

Roll Call: Russell Trahan-Yea, Brad Hamman-Yea, Craig Kimball- Yea
Charles Sharma-Yea, Alton Pitre-Yea

Zoning Maps E-7 and E-8

Includes 2 lots on West Pinhook Road. 4035 West Pinhook and 4000 block of West Pinhook.

Craig Kimball moved to present to City Council to zone this area as Community Commercial.

Second by Russell Trahan

Question Brad Hamman

Roll Call: Russell Trahan-Yea, Brad Hamman-Yea, Craig Kimball- Yea
Charles Sharma-Yea, Alton Pitre-Yea

Adjourn

Russell Trahan moved to adjourn this meeting as there is nothing further to discuss

Second by Craig Kimball

Roll Call: Russell Trahan-Yea, Brad Hamman-Yea, Craig Kimball- Yea
Charles Sharma-Yea, Alton Pitre-Yea