Minutes of the Broussard Planning Commission Meeting Held on

Thursday, November 11, 2021

**Members Present**

David Forbes, Russell Trahan, Teddy Eastin, Brad Hamman, Adam Mouton

**Members Absent**

Craig Kimball

**Other Present**

Sarah Hebert, BPC Clerk

Walter Comeaux III, Comeaux Engineering

Ben Theriot, Flood Plain Administrator,

Mayor Ray Bourque

Justin Denais, Deputy Chief, Broussard Fire Department

Jesse Regan

Callie Laviolette

Brad Hamman called the meeting to order.

Brad Hamman opened the Meeting with the Pledge of Allegiance followed by a Silent Prayer.

David Forbes moved to adopt the minutes of the Thursday, October 14, 2021, meeting.

Second by Russell Trahan

Discussion

Question Teddy Eastin

Roll Call:

David Forbes, Yea – Russell Trahan, Yea- Brad Hamman, Yea, - Teddy Eastin, Yea – Adam Mouton, Yea

**Kolston Carter Town Homes- Heart D Farm Road at N Larriviere Road.**

Recommendations as per Review by Walter Comeaux, III – Comeaux Engineering & Consulting.

General Comments (Not Subject to Waiver)

1. This proposed subdivision is to divide a 1.469- acre tract into 20 residential (townhome) lots.
2. This property is located, in FEMA Zone X (outside of the 100-year floodplain).
3. City Ordinances require finished floor elevation of the structures be a minimum of 12” above the centerline of the road fronting the structure.
4. A Louisiana Department of Health permit is required prior to commencement of construction.
5. The developer shall be required to submit a street name for Street A that is acceptable to the Lafayette Parish Communications District. Further, the developer shall assign municipal numbers, acceptable to the City of Broussard, for each lot.
6. The developer is solely responsible to provide water and sewer service to the point of service of each lot.
7. No determination has been made at this time as to the downstream capacity of the city sewer system. The development may be required to participated in infrastructure improvements, with regard to, the city’s ability to accept sewer flows from the proposed development.
8. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.
9. This development is subject to the current Stormwater Management ordinance. Please note this location has a history of flooding issues.
10. Construction plans, Specifications & Drainage Impact Analysis shall be submitted to the City for review. The proposed development shall be required to be constructed to City of Broussard Requirements.
11. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City Servitudes.
12. Sidewalks are required within residential subdivisions and may be constructed at the time that the residence is constructed. Certificates of Occupancy will not be issued until such time that the sidewalks are constructed.
13. Provide a 15’ sidewalk, drainage & utility easement along Heart D Farm and N. Larriviere Road. The developer is indicating rear yard setbacks with this development to be 5’ the setback note shall be clarified to indicate that 5’ rear setbacks do not apply to the lots adjoining Larriviere Road.

STREET AND ACCESS COMMENTS

1. Street A is currently configured to a T turnaround at it termination and “auto turn” analysis will be required to determine the adequacy of the geometry to the satisfaction of the Broussard Fire Department.
2. Provide a 1’ reserve strip along Larriviere Road. Driveway access from Larriviere Road will not be permitted.

WAIVERS REQUESTED FROM THE COMMISSION.

1. The developer is requesting 15’ front setbacks rather than the 20’ typically required. Should the Commission grant this waiver it is recommended that the developer construct sidewalks adjoining the back of curb. Further it is recommended that a mail Kiosk be placed within the development so that mailboxes are not installed within the sidewalk.
2. The developer is requesting a 0’ side setback rather than the typical 5’. Because this is a townhome development, this request is in order.

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.

Justin Denais, Deputy Chief, Broussard Fire Department asked what size water line will be place in this subdivision.

Mr. David Hensgens, Engineer of project stated it was 6 inches.

Justin Denais recommended that the waterline be at least 8 inches and that at least have 2 fire hydrants in place. One in the front and one in the back of the development. He also asked about firewalls. There will be a 2-hour firewall between each townhome.

The T-turnaround will have to meet the turning radius for the fire trucks. It has been known that these become parking spaces.

Mr. James Garbarino had concerns about drainage. There is a known problem in this area. He flooded in 2016. Walter Comeaux stated that there are comments that will be addressed. The developers will have to meet the City of Broussard’s Stormwater Regulations and will have to satisfy the City, that the Drainage will be taken care of. Mr Hensgens will get with Mr. Garbarino and discuss his issues and concerns.

David Forbes Moved to approve contingent upon the above items being met, the Variance request of a 15- foot front setback from a 20- foot front set back will be granted and the 0-lot line (must have fire walls) as these are townhomes

Second By Adam Mouton

Question Brad Hamman

Roll Call:

David Forbes, Yea- Adam Mouton, Yea- Brad Hamman, Yea –

Russell Trahan, abstain – Teddy Eastin, abstain

**Adjourn Meeting**

Moved by David Forbes

Second by Russell Trahan

Discussion

Question Teddy Eastin

Roll Call:

David Forbes, Yea – Russell Trahan, Yea- Brad Hamman, Yea, - Teddy Eastin, Yea – Adam Mouton, Yea