Minutes of the Broussard Planning Commission Meeting

Held on

Thursday, May 12, 2022.

**Members Present**

Brad Hamman, Craig Kimball, Charles Sharma, Teddy Eastin

**Members Absent**

Russell Trahan, David Forbes

**Others Present**

Sarah Hebert, BPC Clerk

Mayor Ray Bourque

Ben Theriot, Flood Plain Administrator

Justin Denais, Broussard Fire Department

Cliff Guidry, Developer

Callie Laviolette, Chief Administrative Officer

Jeff Delahoussaye, Property Owner

Travis Laurent, Paul Miers Engineering

Bryan Boudreaux, Bryan Boudreaux and Associates

 Police Chief Vance Olivier

Andre Montagnet – Montagnet and Domingue

1. Meeting was called to order by Brad Hamman
2. The Pledge of Allegiance and a Silent Prayer was led by Brad Hamman
3. Teddy Eastin moved to adopt the minutes of the April 14, 2022, Meeting

Second by Craig Kimball

Question – Brad Hamman

Roll Call: Brad Hamman, Yes - Craig Kimball, Yes -Charles Sharma, Yes- Teddy Eastin, Yes

**Matra Development Tracts A-1 & A-2 Partition of Charles P Dore & Benoit Dore Commercial Subdivision**

Requirements and Comments as reviewed by Walter Comeaux III – Comeaux Engineering

General Comments (Not Subject to Waiver)

1. This proposed development is a 3.25-acre tract. Tract A-1 is the location of the newly constructed Classic Car Wash. The developer proposed to create an outparcel to be identified as Tract A-2. The original subdivision of this property was approved by the City of Broussard in 2014.
2. This property is located in FEMA Zone X (outside of the 100-year floodplain,)
3. City ordinances require that the finished floor elevation of the structures be a minimum of 12” above the centerline of the road fronting the structure.
4. The developer is solely responsible to provide water and sewer service to the point of service of the proposed lot.
5. No determination has been made at this time as to the downstream capacity of the city sewer system. The developer may be required to participate in infrastructure improvements with regard to the city’s ability to accept sewer flows from the proposed development.
6. This development is subject to the current Stormwater Management ordinance. Construction Plans, Specifications and Drainage Impact Analysis shall be submitted to the City for Review. The proposed development shall be required to be constructed to the City of Broussard Requirements.
7. Place a note on the plat that the City Ordinances do not permit fences to be placed within or across City servitudes.
8. Show all existing buildings, road, easements, powerlines, gas lines and all features located in and abutting the plat.

**STREET AND ACCESS COMMENTS**

1. The developer may be required to obtain a LDOTD permit for future development of this property.

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.

DISCUSSION: Walter Comeaux stated that the storm water management may have been submitted at for this lot at the same time that The Classic Car Development was sent in. Andre Montagnet, with Montagnet and Domingue, Surveyor for this project stated they accept all of the comments stated above

Teddy Eastin moved to approve this plat contingent upon the above recommendations being met.

Second by Craig Kimball

Question Brad Hamman

Roll Call: Brad Hamman, Yes - Craig Kimball, Yes -Charles Sharma, Yes- Teddy Eastin, Yes

**Villas at Albertson Parkway**

Requirements and Comments as reviewed by Walter Comeaux III – Comeaux Engineering

**GENERAL COMMENTS (Not Subject to Waiver)**

1. This proposed development is a 10.79-acre tract. The developer proposes to construct an apartment complex having 154 units.
2. This property is located within FEMA Zone X (outside of the 100-Year floodplain).
3. City ordinances require that the 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 is solely responsible to provide water and sewer service to the point of service to each unit.
6. No determination has been made at this time as to the adequacy of the city water infrastructure regarding fire flows or domestic water needs. The developer may be required to participate in infrastructure improvements with regard to the city’s ability to provide acceptable water services to the development. The developer may also be required provide additional onsite infrastructure to ensure that the City’s fire rating is not impacted in a negative way.
7. No determination has been made at this time as to the downstream capacity of the city sewer system. The developer may be required to participate in infrastructure in 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. 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.
10. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City servitudes.
11. Provide a 15’ Sidewalk, Drainage & Utility Easement along Albertson Parkway.
12. Provide a 6’ wide (minimum) sidewalk fronting the tract. An additional length of sidewalk may be required to connect to the sidewalk (and crosswalk) located at the intersection of Morgan and Albertson Parkway. As we anticipate this may generate foot traffic.

**STREET AND ACCESS COMMENTS**

1. Due to the anticipated immediate and high concentration of pedestrian, cycle and vehicular traffic, and to the close proximity of the Albertson/Morgan intersection the developer shall be required to provide a comprehensive traffic analysis that will evaluate each of these factors and address safety and congestion issues that may result once this development is completed and reaches full or near full occupancy. This study shall be performed to the satisfaction of the City Traffic Engineer.
2. The developer may be required to provide improvements to the existing road/sidewalk infrastructure to mitigate impacts caused by the development.
3. The developer shall be required to provide and auto turn analysis to ensure that emergency vehicles access is adequate within the development.

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.

DISCUSSION

Mr Cliff Guidry stated that they agree to all the comments except the sidewalk comment. He asked to work something out with Engineering.

Charles Sharma- Will we be allowed to see the results of the traffic engineering report.

Walter Comeaux – Yes, it is public record.

Moved by Teddy Eastin contingent upon the above contingent upon the above recommendations being met and Including Mr. Guidry’s Concerns about the sidewalk to be worked out with Engineering.

Second by Craig Kimball

Question: Craig Kimball

Roll Call: Brad Hamman, Yes - Craig Kimball, Yes -Charles Sharma, Yes- Teddy Eastin, Yes

Adjourn

Moved by Teddy Eastin

Second by Craig Kimball

Question Craig Kimball

Roll Call: Brad Hamman, Yes - Craig Kimball, Yes -Charles Sharma, Yes- Teddy Eastin, Yes