Minutes of the Broussard Planning and Zoning Commission Meeting

Held on Thursday, April 14, 2022

**Member Present**

Teddy Eastin, Russell Trahan, Brad Hammans, Craig Kimball, Charles Sharma-Alternate

**Members Absent**

David Forbes

**Others Present**

Sarah Hebert, BPC-BZC Clerk

Walter Comeaux III – City Engineer

Ben Theriot – Flood Plain Administrator

Mr Russell Armand – Property Owner

Shawn Macmenamin- PLS

Chief Olivier

Assist Chief Ashy

Mr Matt Stuller – Property Owner.

Brad Hammans called the meeting to order

Brad Hammans opened the meeting with the Pledge of Allegiance followed by a moment of Silent Prayer.

Charles Sharma moved to adopt the minutes of the Thursday, March 10, 2022, meeting

Second by Craig Kimball

Question – Teddy Eastin

**Estate of Stella Roy Soulier**

Recommendations and requirements as Per Review by Walter Comeaux, III of Comeaux Engineering.

General Comments (Not Subject to Waiver)

1. This proposed subdivision is to divide a 11.509- acre tract into 3 residential lots.
2. 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. City of Broussard ordinances require that the Finished Floor Elevation be a minimum of 12” above the Base Flood Elevations. Additionally, the city ordinances require that the finished floor elevation of structures be a minimum of 12” above the road fronting the structure. (Walter added – A waiver will be asked for the 12” above center line of roadway)
3. This development is subject to the current Stormwater Management ordinance.
4. 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.
5. Provide an additional 10’ R/W along Garber Road.
6. Provide a 15’ sidewalk, drainage & utility easement along Garber Road.
7. This property is currently zoned as light industrial, residential land use is not allowed with this zoning district. This proposed subdivision will require rezoning to allow residential use.

**Street and Access Comments**

None

**Water and Sewer Comments**

1. The developer is solely responsible to provide water and sewer service to the point of service of each 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 from his professional responsibilities. Shawn Macmenamin

Mr. Armand is good with all comments stated above.

Shawn Macmenamin stated that a submittal was made to be placed on agenda for rezoning.

Craig Kimball moved to conditionally approve the plat contingent upon the above recommendations by the reviewing engineer be met.

Second by Charles Sharma

Question: Teddy Eastin

Roll Call

Teddy Eastin, Yea, Russell Trahan, Yea, Brad Hammans, Yea, Craig Kimball, Yea, Charles Sharma, Yea

Adjourn Planning Meeting

Moved by Russell Trahan to adjourn the planning commission portion of the meeting.

Second by Charles Sharma

Question Teddy Eastin

Roll Call:

Teddy Eastin, Yea, Russell Trahan, Yea, Brad Hammans, Yea, Craig Kimball, Yea, Charles Sharma, Yea

**Zoning Commission**

***Introduction of Zoning Map F-15 as Single Family Residential***

Teddy Eastin moved to present to City Council to zone this property as Single Family Residential

Second Craig Kimball

Question Brad Hammans

 Roll Call:

Teddy Eastin, Yea, Russell Trahan, Yea, Brad Hammans, Yea, Craig Kimball, Yea, Charles Sharma, Yea

***Introduction of Zoning Map F-16 as Single Family Residential***

Teddy Eastin moved to present to City Council to zone this property as Single Family Residential

Second by Craig Kimball

Question Brad Hammans

Roll Call:

Teddy Eastin, Yea, Russell Trahan, Yea, Brad Hammans, Yea, Craig Kimball, Yea, Charles Sharma, Yea

***Introduction of Zoning Map H-8 as Community Commercial 622-624 626 and 630-634 (Even) Bayou Tortue Road.***

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

Second by Teddy Eastin

Question Brad Hammans

Roll Call:

Teddy Eastin, Yea, Russell Trahan, Yea, Brad Hammans, Yea, Craig Kimball, Yea, Charles Sharma, Yea

***Introduction of zoning map H-9 614 Bayou Tortue Road – Single Family Residential***

Moved by Craig Kimball moved to present to City Council to zone this property as Single Family Residential.

Second by Teddy Eastin

Question Brad Hammans

Roll Call:

Teddy Eastin, Yea, Russell Trahan, Yea, Brad Hammans, Yea, Craig Kimball, Yea, Charles Sharma, Yea

**Adjournment**

Moved by Russell Trahan to Adjourn this meeting

Second Teddy Eastin

Question Brad Hammans

Teddy Eastin, Yea, Russell Trahan, Yea, Brad Hammans, Yea, Craig Kimball, Yea, Charles Sharma, Yea