Minutes of the Broussard Planning Commission Meeting

Held on

Thursday, June 9, 2022

Members Present

Craig Kimball, Brad Hammans, Teddy Eastin, David Forbes, Charles Sharma

Members Absent

Russell Trahan

Others Present

Sarah Hebert, BPC Clerk Ray Gary, Councilman District V

Mayor Ray Bourque Walter Comeaux III, Comeaux Engineering

Oscar Reed, Attorney Ben Theriot- Flood Plain Administrator

Mon Jardin Residents Trevor Evans, Comeaux Engineering

John Romero, Developer Shawn Macmenamin, Duplantis Design Group

David Bonin, Councilman District II Brian Champagne, Fire Chief

Jesse Regan, Councilman District III Michael Guidry

1. Meeting call to order by Brad Hammans
2. The Pledge of Allegiance and a Silent Prayer was led by Brad Hammans
3. Moved to adopt the minutes of the May 12, 2022, meeting by Charles Sharma

Second by Craig Kimball

Roll Call: Craig Kimball, yea- Brad Hammans, yea- Teddy Eastin, yea -David Forbes, yea-

Charles Sharma, yea

**Daniel C & Erin H Fontenot Partition of Property**

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

General Comments (Not Subject to Waiver)

1. This proposed subdivision is to divide an 8.845-acre tract into two single family residential lots. Please note that the proposed use of this land is Single Family Residential within the plat title.
2. This property is located in FEMA Zone X (outside of the 100-year floodplain), FEMA Zone AE (within the 100-year floodplain) and portions are located within a Regulatory Floodway.
3. City ordinances and Federal Regulations do not permit fill placement within a Regulatory Floodway.
4. City Ordinances require that the Finished Floor elevations of the structures be a minimum of 12” above the centerline of the road fronting the structure or 12” above the Base Flood Elevation whichever is greater.
5. The Developer shall assign municipal numbers, acceptable to the City of Broussard for lot 1.
6. The developer is solely responsible to provide water and sewer service to the point of service of each lot.
7. This development is subject to the current Stormwater Management ordinance.
8. Construction plans, Specifications & 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.
9. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City servitudes.

STREET, ACCESS, AND DRAINAGE COMMENTS

1. Provide an additional 10’ Right-of-way adjoining Moulin Road.
2. Provide a 15’ Sidewalk, Drainage and Utility Easement adjoining the Moulin Road R/W.

Please note, this review is to determine general conformance with City of Broussard and SMPG 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

 Michael Guidry- Regarding the 10’ right of way, I just wanted Clarification this is to run perpendicular to Moulin Road.

Walter Comeaux III- Yes

 Michael Guidry - We will comply with all comments

Moved by Teddy Eastin to approve this plat contingent to all requirements being met.

Second by David Forbes

Question Brad Hammans

Roll Call: Craig Kimball, yea- Brad Hammans, yea- Teddy Eastin, yea -David Forbes, yea-

Charles Sharma, yea

**ACADIA DEVELOPMENT LLC-THE SANCTUARY RESIDENTIAL SUBDIVISION**

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

General Comments (Not Subject to Waiver)

1. This proposed subdivision is to divide a 33.797- acre tract into a 52-lot gated single family residential community. The title of the plat should be labeled “A Gated Single Family Residential Subdivision.” This will be private streets.
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. A Louisiana Department of Health permit is required prior to commencement of construction.
5. The developer shall be required to submit street names for Street A, B, C & D that are 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 of each lot.
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 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.
10. Construction plans, specifications & Drainage Impact Analysis shall be submitted to the City of Broussard 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 no not permit fences to be place 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. Sidewalks will be required in the rear of lots 1-3 will be required STREET AND ACCESS COMMENTS
13. The existing termination of Rue De La Rochelle shall be noted on the plat as an “Emergency Access Gate Only” this gate must be installed prior to Final Plat approval. The gate shall have a prominent sign denoting “Emergency Access Only”. The operation of the gate is subject to Fire Department review. The gate shall also have prominent visible end treatment accessible to the city traffic engineer.
14. The road identified as “Rue De La Rochelle” ***within the proposed development*** must be renamed. Provide a 1’ reservice strip (in favor of the City of Broussard) between the proposed development where it connects to the existing Rue De la Rochelle.
15. Indicate that the streets within this development are private.
16. The main entrance gate to the subdivision must be acceptable to the Fire Department.
17. To be place on plat The Homeowners association will be required to upkeep all gates in perpetuity.

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

***Paul Doyle*** – Resident of Mon Jardin – I want to thank y’all for your services, I know it’s a tough thing to be on a planning commission. If I am understanding correctly, you are just an Advisory Board and you just make recommendations, is that correct?

***Walter Comeaux III.*** They are limited to approve what is in the subdivision regulations, they cannot make a law; they can only act on plats. State Law requires that the city has a planning commission. The planning commission must act within 60 days are the plat is automatically approved.

***Paul Doyle –*** We have a good turn-out from our subdivision. There is a lot of concerned citizens in Mon Jardin Subdivision that are questioning the entrances that are needed to cut through our subdivision to get to the new subdivision, when there are other options, entry points that could come. Mosser Drive on the back side and Ryder Drive in a subdivision that is already developed. We have concerns for the roads and entry ways. Traffic concerns to get into and out of the subdivision. But that is not the main thing, the main reason is the traffic that is going to be presented to Albertson Parkway another 100 something cars getting onto Albertson Parkway. There is a subdivision near Feezo’s coming there is another subdivision on La Neuville Road. The traffic that will be trying to get into and out of our subdivision is going to be tremendous. There are other accesses such as Mosser Drive, gives you an access to go out to maybe, Pinhook. We are trying to relieve this pressure that is going to be brought upon us with this new subdivision. Also, we still have construction going on. We still have 18-20 plus lots that have not been built yet. We are still trying to complete Phase II of the subdivision. We will have this new subdivision trying to put traffic through the same roads, that we are trying to build homes on different lots. That is a big problem. We are worried about flooding is a concern – The sewer retention pond that is 20+ years. How will that be handled, it’s a 10- acre pond. We don’t have all of the answers to this yet and I do not want to see this go on without answered questions. It does concern me about sewerage, flooding, I want to know where the lift station is going to be. There is a lot of things that still need to be answered.

***Walter Comeaux III,*** Mr Chairman- There are a couple of things that can be answered, I have gotten questions already about the old sewer pond. That is something that is regulated by the Department of Environmental Quality. He will have to go deal with them. I spoke to the developer, and he asked what do you think I will have to do? I told him I would hate to even guess. But there is a governmental body that will deal with that specific issue. He also mentioned the lift station, at this point, we don’t know if there is going to be a lift station. This is the beginning, the very first step. The developer will have to make sure all these conditions are met. He is not there yet; he is a good bit away from that. Will he need a lift station? I don’t know. His Engineer may have a better idea on that. He will have to give us a drainage impact analysis, construction drawings of how they are building it. We have to approve all of that. As for as the water and sewer concerns, we approve it and so does the health department. So, there is other - State Agencies that will be involved besides the city specifically. I just thought I would throw that in there to answer any other questions that any other residents may have.

***Kyle Lastraps-*** I live off of Rue De La Rochelle. Basically, I just want to clear the air for everyone, hearing things about the new subdivision. I don’t think we are all here because we don’t want the subdivision. There was going to be a development back there. At first, we were told it was going to be Phase III of our subdivision and that did not happen. There are all kinds of rumors surfacing, and a lot of us got concerned. You could not fit the people that wanted to come here tonight, but they just couldn’t, so there is a lot more people that is concerned. And basically, what we are here to say, we just want people to work with us. This is our subdivision. We spent a lot of money and a lot of time, and I am going to be the big bad wolf to make sure that these things get done in our subdivision. People spent a lot of money to take care of their homes in there and I think they deserve to say what’s going to happen and not be ignored. We have issues of traffic, there is issues and concerns of flooding in the back ponds in Phase I, where it drains to, not to say things are falling on deaf ears, because I know this is just the beginning. But we would like to see and alternate entrance or exit from that subdivision and not come through Mon Jardin. If it had to be and that’s the only way it could, then that’s fine. But it does not have. be that way. You will have a hard time convincing us that it should be that way. When it looks like there are other options. We don’t mind, but some people do understand that there might have to have the entry through our subdivision. But there could also be one in the back that could alleviate some of the traffic. Like Mr. Paul said we are still under construction. We need to finish our subdivision, we did it financially to support our HOA. We don’t want the interference to deter people to not want to come back to finish in Mon Jardin because of the building that is taking place adjacent to us, the traffic, the construction and what not. It has nothing do to with our development. We know it is going to be something nice. We just want you to work with us and possibly provide an alternate entrance or exit into that subdivision and making people understand that we are not going to suffer any issues from flooding. But we know that Phase 1 drains back into that pond and we are not sure what is going to happen with it. We are asking that we don’t suffer from it.

***Walter Comeaux III*** - Mr Chairman, has far as flooding goes – he will be required to submit a pretty rigorous drainage impact analysis that we will review to make sure that we do not have any problems. The city has spent a lot of money on drainage improvements to make drainage better. We are not going to let anyone make it worse. As I mentioned earlier the Committee has to make a decision tonight. If it doesn’t then this has a life of its own. If it gets denied, you have to give a reason on why you denied it. So, just so everyone knows, we are locked in this by what the state requires us to do

***Charles Sharma – Mr.*** Comeaux in regard to the entrances, is there a reason that we can’t ask for ask for an alternate or an additional exit through the back side.

***Walter Comeaux III*** you can request that from the developer.

***Charles Sharma –*** So it would be a denial of this proposal pending

***Walter Comeaux III*** – I will let Oscar answer that. You have to act tonight. You have to vote yes or no.

***Oscar Reed*** – you do have to make a decision tonight.

***Eric Boudreaux*** I strongly encourage you not to approve this without that amendment emergency exit coming out through Mosser. Where you can get out through Pinhook as well. You have heard this 3 times already. There is a big concern from all of us in Mon Jardin about the amount of traffic that is going to increase. Having that third exit is going to make a big difference. So I really strongly encourage you to consider that or amend it before you hit approve. Just to reiterate, the concerns about drainage, where I am at, the beginning of Rue de LA Rochelle, it is already a tough time for the drainage for all of the water coming towards the front and how slow it is to drain out and it sometimes accumulates across the road. That is the concerns.

***Travis Trahan*** – I am good, they covered my concerns, Thank you.

***Richard Segura***  My main concern is drainage. I have had a house flood twice in Houston. With all of the construction and debris there, will block drainage. The traffic, I agree what they said. If we can have traffic in two ways, it will make it easier. I think it would help opening the back side especially during the construction phase.

***John Romero***  I think a lot of the questions, is the drainage. I want to say something before. As far as having another exit, as far as the 52 residents they are going to use the main entrance. The exit we have off of Rue De La Rochelle will be emergency exit. The construction that is happening in Mon Jardin now is at a pace that is not tremendous and it probably won’t be. I have been watching how things are getting built there. So, there is enough room for trucks and whatever to come in. If you go to Mosser, people there are going to have the same experience. People off of Gordon Crocket are going to have the same situation as Mon Jardin. I started Mon Jardin 15 years ago, I developed the first two phase and I also did the design work. I have a lot of love for the development. I put a lot of work and a lot of planning. My degree is in architecture I am also a developer and a realtor. My reputation is very important to do things right. So, I want to keep that into consideration. Also, it was master planned. We knew we were going to do a third phase, everyone, the residents, the people that purchased homes in Phase I and II in Mon Jardin new there would be a third phase and new that it would be gated. It was a master plan, I hired someone to master plan it. So, it is all laid out the way it is now. Where the entrance is where the current contactor has his utility equipment, his tractors and the likes. And also, the Entrance will address the LUS fiber. Aesthetically it will be more beautiful. The exit, no one will be using it, it’s an emergency exit - the fire trucks – people in an emergency. I don’t see where having an additional third exit off of Mosser will solve any issues I think he has answers for the engineering part.

***Will Potier*** I was the engineer on Phase I and II of Mon Jardin. We can start off with the water and sewer. There is a sewer lift station that was put in on Phase II that was designed to handle the 3rd phase of Mon Jardin. So was the water stub out. On drainage concerns there is not drainage that is going to pass through Phase I or Phase II of the exiting subdivisions. If you have any questions about this.

Walter Comeaux III – Most of the engineering stuff is going to be handled, once he turns it into the city.

No one knows exactly how this is going to work yet, but he will have to turn in a bunch of documents to make sure that everything is being done properly.

***Will Potier*** The Subdivision Phases I, II, and III were designed back when we started was always designed to have a phase III back there and the two exits going onto Albertson Parkway.

***Charles Sharma*** – I have a question for you- Is it my understanding that this sewer pond will be used for storm water retention?

***Will Potier -*** Correct – We have to go in there with DEQ clean it up and turn it into a stormwater pond.

***Charles Sharma*** – is there a cubic footage of that it has to hold based on the development?

***Will Potier*** – that is correct, is that the standard for the state.

***Walter Comeaux III*** -He has to design a stormwater management pond that will handle to handle a 25 -year storm with a 15 percent reduction flow.

Charles Sharma – with that answer, I think it will answer questions that they had. The one question that is still outstanding is the alleviation for the traffic coming to Mon Jardin Phase II and allowing for the exit on the backside at Mosser. Is there a reason that we cannot provide and answer?

***Will Potier-*** That is Lafayette, we would have to go to Lafayette. We did not want to connect to that back subdivision because of the nature of the subdivision. It was always designed this way.

***Charles Sharma-*** Is there a reason you cannot

***Walter Comeaux III –*** Lafayette would not be excited about it, based on my earlier comments. You can’t have a private street that is a direct extension of a public street. So that is what it would be. And actually, if you extended Mosser, Mosser lines of perfectly with Rue de La Rochelle. I would not be excited about that, then you would be shuttling traffic from Main Street to Albertson Parkway. So that would bring out a whole different set of concerns. The other thing I don’t like Mosser is long and straight and then all of a sudden you have to stop with a gate.

Will Potier – They have the same rule, where you can’t have a private street automatically turning into a public street. At that point if it is gated, and they do have that exit, they will have to have an emergency turn around. It just going to open a can of worms.

***Charles Sharma-*** But, not impossible?

***Will Potier –*** Nothing is impossible.

***Charles Sharma*** – thank you

***Oscar Reed –*** They have tons of studies to do, if they meet all of the requirements they can move forward.

***Citizen*** – How will we know if they meet all the requirements.

***Walter Comeaux III-*** All information is public – you can request from the clerk.

***Citizen,*** it there a time limit –

***Walter Comeaux III -*** plat approval is good for one year.

***Citizen*** So in one year he, has to have all these requirements met.

Walter Comeaux III- It will take several months for him to put everything together. If he hasn’t submitted anything within the year, he is done. He has to show that he is moving forward.

Walter Comeaux III – Everything that he will submit to us will be engineering documents, construction plans once the Commission approves it, that is handled administratively. You can call the clerk and ask to be notified of certain things. Everything we do is public.

Brad Hamman – Based on the comments Walter went through, do we have a motion to accept.

Moved Craig Kimball moved to approve this plat contingent upon all requirements being met.

Second by Charles Sharma

Question Brad Hammans

Roll Call: Craig Kimball, yea- Brad Hammans, yea- Teddy Eastin, yea -David Forbes, yea-

Charles Sharma, yea

**Maraist investments Properties -Subdividing Lot located at 210 St Nazaire Road**

**Requirements and Comments as reviewed by Shawn Macmenamin – Duplantis Design Group**

 Add 10” distance to the utility easement typical.

Discussion Shawn Macmenamin suggested that this plat be approved

Moved by Craig Kimball to approve this plat

Second by David Forbes

Roll Call: Craig Kimball, yea- Brad Hammans, yea- Teddy Eastin, yea -David Forbes, yea-

Charles Sharma, yea

**BROUSSARD 28 LLC – BERCEGEAY ESTATES**

**Requirements and Comments as reviewed by Walter Comeaux III- Comeaux Engineering**

General Comments (Not subject to Waiver)

1. This proposed subdivision is to divide a 156.468-acre tract into a 375-lot single family residential community located within Lafayette and St Martin Parish. The Lafayette Parish section of the proposed subdivision is currently in the process of being annexed into the City of Broussard as such Preliminary Plat approval is contingent upon annexation being finalized and is only valid within the confines of Lafayette Parish.
2. The entire tract from which this is being subdivided must be shown. This may be submitted as a separate plat but must show the proposed subdivision. This plat must also include the location of major drainage features located within the tract.
3. This proposed subdivision will have to be approved by both the Broussard Planning Commission and the St Martin Parish Planning Commission.
4. By prior agreement the City of Broussard and St. Martin Parish Government (SMPG are jointly reviewing this plat. Additional comments may be forthcoming from the SMPG Department of Public Works.
5. This property is located in FEMA Zone X (outside of the 100-year floodplain) and FEMA Zone A (within the 100-year floodplain). The developer shall be required to provide a step backwater analysis to determine the base flood elevation of the development.
6. City Ordinances require that the Finished Floor elevation of the structures be a minimum of 12” above centerline of the road fronting the structure or 12” above the Base Flood Elevation whichever is greater.
7. A Louisiana Department of Health permit is required prior to commencement of construction.

(The city becomes the utility provider at this point.)

1. The developer shall be required to submit street names for all un-named streets that are acceptable to the Lafayette Parish and St Martin Parish Communications District. Further, the developer shall assign municipal numbers, acceptable to the City of Broussard and SMPG for each lot.
2. The developer is solely responsible to provide water and sewer service to the point of service to each lot.
3. 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.
4. Hydrant placement within the development shall be acceptable to the Broussard Fire Department and St Martin Parish Fire Department.
5. This development is subject to the current Stormwater Management ordinance.
6. Construction plans, Specifications & Drainage Impact Analysis shall be submitted to the City and St Martin Parish for review. The proposed development shall be required to be constructed to City of Broussard/St Martin Parish requirements.
7. Place a note on the plat that city Ordinances do not permit fences to be placed within or across City Servitudes. It is our recommendations that this note apply to all lots with the subdivision.
8. 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 sidewalk is constructed.

STREET, ACCESS AND DRAINAGE COMMENTS.

1. Provide a stub street to the east, additional stub streets may be required once General Comment @ is satisfied.
2. Drainage Easements shall be required based on the information provided in conjunction with General comment 2.
3. Paving on Wellhead Road terminates short of the Boundary of this development. The developer shall be required to extend paving on the existing Wellhead Road to the boundary of the proposed subdivision.

Please note, this review is to determine general conformance with City of Broussard and SMPG 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.

We ask that you grant Preliminary plat approval contained in the letter.

Discussion:

***Brad Hamman*** – Have you worked with St Martin Parish before on something like this.

***Walter Comeaux III*** – Not exactly like this, but I have consulted, I do work for them, so I do have a very good working relationship with them.

Sarah and I were talking today. The parish line slices thorough some of the middle of the lots, so where do they get their building permits? After research, wherever the main bedroom falls, within that parish is where the permit is pulled. Sarah and I will visit with St Martin Parish and decide where the permits will be pulled. We will meet with 911.

***Bryan Champagne***- are we incorporating all the subdivision.

***Walter Comeaux III*** – We are only incorporating up to the parish line

***Bryan Champagne*** – Nightmare

***Walter Comeaux III*** – It’s a challenge but doable.

***Teddy Eastin-*** I have questions about connectivity- a stub out

***Walter Comeaux III*** I don’t have a full picture on submission – I don’t want to reject them based on as incomplete submission. So far dealing with these folks has been smooth.

I just want it on record that there may be other things asked. I enforce subdivision regulations.

Moved by Charles Sharma to approve contingent upon all requirements being met

Second by Craig Kimball

Question Brad Hammans

Roll Call: Craig Kimball, yea- Brad Hammans, yea- Teddy Eastin, yea -David Forbes, yea-

Charles Sharma, yea

Adjournment

Moved by Craig Kimball

Second by Brad Hammans

Roll Call: Craig Kimball, yea- Brad Hammans, yea- Teddy Eastin, yea -David Forbes, yea-

Charles Sharma, yea