Minutes of the Broussard Planning and Zoning Commission Meeting

Held on Thursday, July 14, 2022

Member Present

David Forbes, Craig Kimball, Brad Hamman

Members Absent

Russell Trahan, Teddy Eastin

Others Present

Sarah Hebert, BPC Clerk

Oscar Reed, Attorney

Mayor Ray Bourque

Callie Laviolette, Chief Administrative Officer

Dennis Mouton, Deputy Chief -Broussard Fire Department

Steven Hebert- Representative of the Billeaud Companies

Walter Comeaux III , Comeaux Engineering -City Engineer

Vance Olivier, Police Chief

Tony Ashy, Assistant Chief

Brad Hamman called the meeting to order

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

David Forbes moved to adopt the minutes of the Thursday, June 9, 2022, meeting

Second by Craig Kimball

Question – Brad Hamman

**Billeaud Tract B, B-1 & A-2**

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 combine Tract A-2 and Tract B (owned by Billeaud Planters Inc) and Tract B-1 (owned by Broplan, LLC) into a tract to be identified as tract B, please change the title accordingly. Within the title identify the plat type.
2. Provide a legal description for the true “Tract B” and outline the new lot with bold lines.
3. Provide a flood Note for the property.
4. Provide the total acreage.
5. Provide a Vicinity Map showing the existing lots along with the larger tract from which they are being subdivided.
6. Provide the names, addresses and phone numbers of the owner/developer.
7. Provide the names and addresses of the adjoining property owners.
8. Provide the scale of the plat, written and graphic
9. City ordinances and Federal Regulations do not permit fill placement with a Regulatory Floodway.
10. 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 or 12” above the Base Flood Elevation whichever is greater.
11. The developer shall assign municipal numbers, acceptable to the City of Broussard for the newly constituted Lot B.
12. The developer is solely responsible to provide water and sewer service to the point of services of each lot.
13. This development is subject to the current Stormwater Management ordinance.
14. Place a note on the plat that City ordinances do not permit Fences to be placed within or across City Servitudes.

**Street and Access and Drainage Comments**

1. Provide a 15’ Utility Easement adjoining Hwy 90
2. Provide a drainage easement for the ditch along the northern border of the property. The easement shall include that portion of the channel within the newly formed “Tract B and a 20’ strip along the channel (measured from high bank).

**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.

Walter Comeaux III - This plat was revised before the meeting. All requirements and recommendations were met Therefore, I will not read all of the recommendations and requirements in my list.

I do recommend that you approve the plat.

Moved by Craig Kimball to approve this plat as all recommendations have been met.

Second by David Forbes

Question – Craig Kimball

**Planning Meeting**

Moved by Craig Kimball

Second by David Forbes

Question Craig Kimball