Minutes of the Broussard Planning Commission Meeting Held on

Thursday, February 10, 2022

**Members Present**

Brad Hamman, Charles Sharma, Teddy Eastin

**Members Absent**

Russell Trahan, Craig Kimball, David Forbes

**Other Present**

Sarah Hebert, BPC Clerk

Walter Comeaux III, Comeaux Engineering

Ben Theriot, Flood Plain Administrator,

Mayor Ray Bourque

Millicent Norbert

Tony Ashy, Assistant Police Chief

David Hensgens – Engineer

Bryan Champagne, Fire Chief

Concerned Neighbors of the Albertson Parkway Development

Brad Hamman called the meeting to order.

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

Teddy Eastin moved to adopt the minutes of the Thursday, January 13, 2022, meeting.

Second by Charles Sharma

Discussion- none

Question Brad Hamman

Roll Call: Brad Hamman, Yea -Charles Sharma, Yea- Teddy Eastin, Yea

**Michael Maraist Property – Partition of Property Tract 2**

Plat review requirements by Shawn Macmenamin – DDG

1. Add 10’ distance to the utility easement typical
2. Date of GPS survey on or near Basis of Bearing Notes

**Suggestions:**

1. Commercial subdivision should be considered class B Survey
2. Label Power Poles (not connected) if no utilities are connected for clarity
3. Show applicants across the street approximated property lines for clarity
4. Consider number Tract 2-A & 2-B for consistency
5. Consider electric easement on east property line if power lines feed neighbors.

Shawn Macmenamin – with DDG stated that the recommended revisions were done, and everything looked good.

Teddy Eastin Moved to approve the plat as recommendations were met.

Second by Charles Sharma

Discussion

Question: Teddy Eastin

Roll call: Brad Hamman, Yea -Charles Sharma, Yea- Teddy Eastin, Yea

**Albertson Parkway Development**

As per Review by Walter Comeaux III, Comeaux Engineering

**General Comments**

1. This proposed subdivision is to divide a 29.085- acre tract in seventy-nine residential lots and one commercial lot.
2. This plat does not meet the requirements set forth in the City of Broussard Subdivision Regulations and could be rejected as an incomplete submission. If the developer wishes to proceed with the Preliminary Platting Process, it is with the understanding that the City may require additional conditions once the required information is provided.
3. Show set and found corners on exterior perimeter of plat.
4. Show existing buildings, roads, easements, power lines, gas lines and all features located in and abutting the plat.
5. The Flood Note on Plat is incorrect. Correct the note and provide proper delineation of the flood zone.
6. Portions of the property are located within Special Flood Hazard Area zone A. 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 twelve” above the Base Flood Elevation or a minimum of twelve” above the road fronting the residence.
7. A step-backwater analysis will be required to determine the BFE for the development.
8. A Louisiana Department of Health permit is required prior to commencement of construction.
9. The developer shall be required to submit street names for Streets A & B 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.
10. The developer is solely responsible to provide water and sewer service to the point of service for each lot
11. 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 regards to the city’s ability to accept sewer flows from the proposed development.
12. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.
13. This development is subject to the current Stormwater Management ordinance.
14. 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.
15. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City Servitudes.
16. Sidewalks are required within residential subdivisions and may be constructed at the time that the residence is constructed. Certificates of Occupancy will no be issued until such time that the sidewalks are constructed. Sidewalks fronting common areas or commercial lots shall be required to be constructed prior to Final Plat Approval.
17. Provide a 15’ Sidewalk, Drainage, and utility easement along Albertson Parkway and South Bernard Road.
18. Provide a drainage easement encompassing the coulee (Coulee Fortune L4-C) and the adjoining bank (20’ from high bank on either side).
19. Provide the name, address, and telephone number of the property owner.
20. Provide the name, address, and telephone number of the developer.

**STREET AND ACCESS COMMENTS**

1. Shift entrance at Albertson Parkway eastward to provide a R/W turnout radius and 10’ Utility easement.
2. Provide R/W turnout radii at both entrances.
3. Correct the alignment of Hillwood Drive.
4. Shift the alignment of Street A, in the Vicinity of C34 eastward to provide room for a 10’ utility easement.
5. Access to South Bernard Road shall be right turn in, right turn out only (with channelization). A median crossing at this intersection will not be permitted and the developer shall be required to install barrier curbing within the median, of sufficient length to prevent median crossover.

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.

**Charles Sharma** -Referring to #17 in the comments. Will there be a sidewalk only in this area along Albertson Parkway?

**Walter Comeaux III-** Yes, for now. We have to start somewhere. We are asking, not requiring, at this time.

**Teddy Eastin** – Referring to #6 in the comments- Flood Note- this is partially in Flood Zone A?

**Walter Comeaux III** **–** Yes, it is.

**Mary Pepper** - Concerned Neighbor – Yes, we got this paper in the Mail and cannot really understand it.

**Walter Comeaux III** - We require that adjoining property owners are sent a notice of the meeting to let you know what is being planned.

**Mary Pepper** - The concern we have is flooding.

**Walter Comeaux III**- This is covered in comment #13. We do have a Drainage Ordinance that must be followed.

**David Hensgens**- I do agree to all of Walters Comments on this and all will be addressed.

**Charles Sharma** – Just to Clarify, this will be re-submitted.

**Walter Comeaux III –** Yes, he will fix this and re-submit-If he meets all requirements, he will then be able to begin. This is the very beginning and they wanted to get this plat on this agenda.

Teddy Eastin moved to approve this plat contingent upon all the comments made by Walter Comeaux are met and this resubmitted for approval.

Second by Charles Sharma

Discussion

Question Teddy Eastin

Roll Call: Brad Hamman, Yea -Charles Sharma, Yea- Teddy Eastin, Yea

**Adjourn**

Teddy Eastin moved to adjourn this meeting

Second by Charles Sharma

Question

Roll Call: Brad Hamman, Yea -Charles Sharma, Yea- Teddy Eastin, Yea