

Minutes of the Broussard Planning and Zoning Commission Meeting
Held on Thursday, January 11, 2024

Members Present

Keith Rousseau, Teddy Eastin, Brad Hamman, Russell Trahan, Craig Kimball

Others Present

Sarah Hebert, BPC- BZC Clerk

Mayor Ray Bourque

Gerald DeLaunay, City Attorney

Walter Comeaux III – City Engineer

Callie Laviolette – CAO

Mr. and Mrs. Hernandez – Adjoining Property Owners

Brent Hollier – Spec Engineering

Brad Hamman Called the Meeting to Order

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

Russell Trahan Moved to adopt the minutes of the December 14, 2023, meeting.

Second by Teddy Eastin

Question Brad Hamman

Roll Call

Keith Rousseau, Yea - Teddy Eastin, Yea - Brad Hamman, Yea - Russell Trahan, Yea - Craig Kimball, Yea

Planning Commission

Jas Capital Growth – Commercial Plat Review - Lot 1 Wilson Hernandez/Lot 2 Brenda Hernandez

This Report, issued by the City of Broussard, is to determine general conformance with City of Broussard Requirements and does not constitute a certification by the City. This review in no way relieves the Surveyor of Record/Engineer of Record from his professional responsibilities.

General Comments (not subject to waiver)

1. This proposed development is a sing lot 1.735-acre tract.
2. Please note the type on plat
3. Provide Owner/Developer name and contact information on the plat.
4. This property is located in FEMA Zone X. (outside of the 100-year floodplain) and FEMA Zone A (within the 100-year floodplain).
5. 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.
6. A Louisiana Department of Health permit is required prior to commencement of construction.
7. The developer is solely responsible to provide water and sewer service to the point of service of each unit.
8. 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 to ensure that the City’s fire rating is not impacted in a negative way.

9. 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.
10. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.
11. 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 meet the City of Broussard requirements.
12. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City Servitudes.
13. Provide an additional 7.5' of R/W along La Neuville road.
14. Provide an additional 15' sidewalk, drainage & utility easement along the frontage of the development.

Street and Access Comments

1. The developer shall assign municipal numbers acceptable to the City of Broussard for the lot.

Design Review

The City of Broussard does not perform partial design reviews or issue partial approvals. Due to the interrelation of all design elements necessary to construct a subdivision a complete design package submission is required prior to the commencement of the design review process. It is the responsibility of the Engineer/Architect of record to provide the complete design packet to the city. This packet shall include, at minimum, the following items:

1. Construction Plans & Specification along with a written certification that the submission is in conformance with city ordinances and requirements.
2. Drainage impact analysis along with a written certification that the analysis was performed in accordance with City Ordinances. A further written certification shall be required stating that in the construction of the proposed subdivision will have no "adverse or measurable negative impact to drainage with the area."
3. State Law requires that prior to commencement of construction of water and sewer infrastructure a permit is required from the Louisiana Department of Health. A copy of the LDH submittal (including data sheets) shall be provided to the City as part of the design review packet. A copy of the LCH Permit shall be required prior to commencement of construction of the water and sewer infrastructure.
4. Copy of Driveway Permit application, if applicable, for projects connecting to State Highways.
5. Copy of Utility permit Application, if applicable, for projects requiring utility work within State Highway rights-of-way.
6. Copy of Notice of Intent filed with LDEQ.
7. Copy of Request for Preliminary Determination to LDEQ for those developments contemplating the installation of a package sewerage treatment plant.
8. Traffic Impact Analysis if required.

Other Considerations

It is assumed that the developer is responsible for the construction of all infrastructure improvements necessitated by construction of the development. City Participation in infrastructure improvements shall require City Council approval.
Report Prepared by Walter S Comeaux, III, PE, PLS.

Brent Hollier with Spec Engineering - We have no issues with any of the City's Report.

Greg Hernandez – What is being built?

Brent Hollier – Dollar General – upscale type – it is a new footprint.

Greg Hernandez - Will they have to put up a privacy fence? What about drainage? We have a 30 foot right of way.

Walter Comeaux III – We do not have an ordinance that says they will have to put a fence.

On Drainage – they will have to do a drainage study and it will have to be approved by the city.

On the Private Access – We have no jurisdiction on that.

Greg Hernandez - When they built the gas station – we have no privacy now. They take smoke breaks in the back. There is no ill intent – but we have no privacy.

Twyla Hernandez - We have trouble with people trekking through our property. Development happens, we understand that, but we want privacy. We get the backend of it. It is so invasive.

The drainage comes to us. I feel like I am in a bowl now.

Mayor Bourque - We will send our guys to check on this drainage.

Moved by Russell Trahan to approve this plat contingent to the above conditions being met.

Second by Keith Rousseau

Question Brad Hamman

Roll Call:

Keith Rousseau, Yea - Teddy Eastin, Yea - Brad Hamman, Yea - Russell Trahan, Yea - Craig Kimball, Yea

Adjourn

Moved by Craig Kimball to adjourn the meeting.

Second by Keith Rousseau

Rolls Call

Keith Rousseau, Yea - Teddy Eastin, Yea - Brad Hamman, Yea - Russell Trahan, Yea - Craig Kimball, Yea