

Meeting Broussard Planning and Zoning Commission Meeting
416 East Main Street
Broussard LA 70518
Thursday, May 9, 2024

Members Present

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

Members Absent

Others Present

Sarah Hebert, BPC Clerk
Gwen Broussard, Permit Clerk
David Bonin – Councilman District II
Walter Comeaux, III City Engineer
Ben Theriot, Flood Plain Administrator –
Jeff Delahoussaye – Councilman At Large
Gerald DeLaunay – City Attorney
Cliff Guidry – Representing Balbeisi Properties
Andre Larriviere – Property Owner
Concerned Citizens

1. Brad Hamman called the meeting to order.
2. Brad Hamman opened the meeting with the Pledge of Allegiance followed by a Silent Prayer.
3. Craig Kimball moved to adopt the minutes of the April 11, 2024, BPC Meeting.
Second by Keith Rousseau
Question Brad Hamman
Roll Call
Russell Trahan, Yea- Craig Kimball, Yea-
Teddy Eastin, Yea- Brad Hamman, Yea - Keith Rousseau, Yea

PLANNING COMMISSION

1. ANDRE & REBECCA LARRIVIERE – Old Town Overlay District – Madelyn Street.

As per review prepared by Walter Comeaux, III, PE, PLS - City Engineer

1. This review is based on the structure being used as a residence.
2. It is the owner's responsibility to bring water and sewer utilities to the point of service of the residence.
3. It is the owner's responsibility to obtain the necessary permit from Public Works for a driveway.
4. The owner shall neither shed nor obstruct runoff with regard to neighboring properties. Runoff from this lot shall be directed to the drainage channel at the rear of the lot.

Based on the comments above we recommend approval of this request.

Andre Larriviere stated he bought 3 lots here and this one will potentially be for sale. or rent.

Moved by Craig Kimball to approve this contingent upon the above comments being met

Second by Russell Trahan

Question Brad Hamman

Roll Call: Russell Trahan, Yea- Craig Kimball, Yea- Teddy Eastin, Yea- Brad Hamman, Yea – Keith Rousseau, Yea

**2. IBRAHIM NG PROPERTIES, LLC REPRESENTED BY IBRAHIM BALBEISI
MORGAN AVE AND GLENN STREET, SECTION 28, T-10-S, R-5-E. 5 LOTS FOR
RESIDENTIAL USE. RE-SUBMITTAL.**

As per the review prepared by Walter Comeaux, III, PE, PLS - City Engineer.

1. This proposed development is a 0.56-acre tract. The developer proposes to construct a 5 lot Single Family Residential Subdivision.
2. This development lies within the Old Town Special Overlay District and is subject to that ordinance as well. The Overlay District report is included in the commissioner's packet.
3. This property is located in FEMA Zone X (outside of the 100-year floodplain).
4. City ordinances require that the Finished Floor elevation of the structures be a minimum of 12" above the center line of the road fronting the structure or 12" above the Base Flood Elevation whichever is greater.
5. A Louisiana Department of Health permit is required prior to commencement of construction.
6. The developer is solely responsible to provide water and sewer service to the point of service of easy unit.
7. No determination has been made at this time as to the adequacy of the city water required to participate in infrastructure improvements with regard to the city's ability to provide acceptable water service to the development. The developer may also be required to provide additional onsite infrastructure to ensure that the City's fire rating is not impacted in a negative way.
8. 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.
9. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.
10. This development is subject to the current Stormwater Management ordinance and to the drainage requirements.
11. Place a note on the plat that City Ordinances do not permit fences to be placed with or across the City Servitudes.
12. Sidewalks are required with 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.

STREET AND ACCESS COMMENTS

1. Provide an additional 10' of right of way on South Morgan Ave. Provide an additional 15' of right of way along Glenn Street.
2. Provide a 15' sidewalk, drainage and utility easement along South Morgan Avenue and along Glenn Street.
3. Provide 25' fillets at the R/W intersection of South Morgan Avenue and Glenn Street.
4. The developer shall assign municipal numbers acceptable to the City of Broussard for each lot.
5. In accordance with the requirements of the Old Town Special Overlay District, provide a 20' Building setback from all exterior perimeter property lines and from all public streets.

6. Head in parking is not permitted, further each unit shall be required to have four parking spaces, refer to the Old Town Special Overlay District report.

DESIGN REVIEW

The City 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 a minimum, the following items:

1. Construction Plans & Specifications 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 within 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 LDH Permit shall be required prior to commencement of construction of the water and sewer infrastructure.
4. Copy of Driveway Permit Application, if applicable, for the projects connecting to State Highways.
5. Copy of Utility Permit Application, if Applicable, for projects requiring utility work with 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.

Cliff Guidry – On item #12 – There are no sidewalks on that street side – Had questions about the additional foot of right of way easements. You could not approve this without tearing down the house behind this. In the old town overlay, there is 20’ setbacks. I do have another layout and had them evenly distribute the lots. Cliff showed the other layout. Do we need to step out or within 30 days appeal.

Walter Comeaux, III – I would rather not deny him again.

Michael Keefe and Judy Keefe and Colleen Faul, citizens of the area of South Saint Pierre have concerns about the rear parking of the homes, the two stories and privacy and traffic concerns.

Michael Keefe, We love it here what has or hasn’t changed now 5 houses 2 Story. Transportation is Sub-standard. You have to be careful to get off and on Morgan Street.

Walter Comeaux, III What is acceptable to the city if What our Ordinances are- there is room to Make it better.

Judy Keefe Water, Drainage sewage, houses look narrower, this is concerning. I care if it is a two-story. There is no ordinance on that. The livability of our houses.

Keith Rousseau – On the second story windows looking down. Can, we have them put

Transom windows are Bahama shutters?

Russell Trahan - I have no problem with the 2- story house, but I get the privacy.

Cliff Guidry – it was 6 homes originally; it is reduced to 5.

Colleen Faul - I am concerned about the atmosphere- we moved here to put down roots. They do not strike me as tenants that will stay. I have two young children and one on the way. One is special needs; this concerns we deeply having a 2-story house behind us and have my child’s privacy infringed on. It’s an undesirable situation for driveways in the rear.

Moved to approve: Keith Rousseau moved to accept the report subject to the development comply with regulations /subject to any negotiations with the administration may be appropriate and that the administration attempt to secure an agreement with the developer to rear view on to the properties to the rear either by no windows or opaque windows. Judy Keefe asked if there was any way to add to block the view, I know that seems outrageous, I would not want to be in a house that I could not look out of the window, I understand that. Keith Rousseau- I think that was something that was brought up at the last meeting on this. The developer had no problem. But there is nothing in our ordinance. We are bound by our ordinance.

Second: Teddy Eastin

Question: Brad Hamman

Roll Call: Keith Rousseau, Yea- Teddy Eastin – Yea, Brad Hamman, Yea- Russell Trahan, No, - Craig Kimball, Yea

3. IBRAHIM NG PROPERTIES, LLC REPRESENTED BY IBRAHIM BALBEISI MORGAN AND GLENN STREET -OLD TOWN SPECIAL OVERLAY DISTRICT REVIEW

As per the review prepared by Walter Comeaux, III, PE, PLS - City Engineer.

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

Section 6. Prohibited Uses

Not Applicable

Section 7. Sewer Requirements

Not addressed

Section 8. Access Management

Head in parking will not be permitted along Morgan Glenn Street. Refer also to the comments on Section 12

Section 9 Accessory Storage Areas Including Trash Holding Receptacles

Not addressed

Section 10 Architecture

Acceptable.

Section 11 Mechanical and Electrical Equipment

Not addressed

Section 12 Parking

The developer has not presented enough information to determine if the parking provisions of the ordinance have been met. Head in parking on Morgan and Glenn will not be permitted.

Section 13 Drainage

Not addressed

Section 14 Landscaping Standards

The Old Town Special Overlay ordinance requires a 20' building setback from all exterior property lines and public roads. This proposal does not provide the required setback. The city does not recommend a waiver of this ordinance/section.

Section 15 Lighting Standards

Not addressed

Section 16 Sign Standards

Not addressed

We recommend approving this based on the report, he has more work, at some point he will have to address this.

Moved by Keith Rousseau

Second Teddy Eastin

Question Brad Hamman

Roll Call: Russell Trahan, Yea- Craig Kimball, Yea- Teddy Eastin, Yea- Brad Hamman, Yea – Keith Rousseau, Yea

4. MOULIN ROAD PRELIMINARY PLAT – SECTION 27 & 34 T-10-S, R-5-% RESIDENTIAL & MULTI-FAMILY DEVELOPMENT – RESUBMITTAL

Walter Comeaux, III -Yall have heard and approved this before by the Commission and the Council. The approval expired and he did not renew in time, so he has to go through this process again, the developer is back there, he has agreed to everything, he has changed the plat slightly, it is not enough to trigger anything with meet, as part of his previous approval he has signed an agreement that goes above and beyond, he has agreed to re-execute those if the City Attorney thinks it is necessary.

As per the review prepared by Walter Comeaux, III, PE, PLS - City Engineer.

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 project was originally heard and received preliminary plat approval at the December 8, 2022 Planning Commission Meeting.
2. On January 10, 2023 the Broussard City Council held an additional hearing regarding this subdivision in which the developer agreed to enter into an agreement with the city and agreed to additional requirements.
3. The agreement between the City and Developer was executed by the parties and recorded on January 19, 2023 (File Number 2023-00001672).
4. This proposed subdivision is to divide a 28.455-acre tract into 160 residential lots with 8.828 acres reserved for a future multifamily development. While the Preliminary Plat depicts the proposed multifamily development approval for that portion of the development is not being pursued at this time. Approval of this plat is only for the single-family development. Please provide a name for the development and indicate the type of development.
5. The second entrance depicted preliminarily on the multifamily portion of the development shall be required at the time that that section is developed. Further, the location of that connection shall be subject to city approval and shall be connected to the

single-family development.

6. It is the understanding of the city at this time that the development will consist of zero lot line homes that will be presented to the public for rent. Based on the approval being sought these individual lots will be able to be presented for individual sale at a later date. It is recommended that Preliminary Plat be granted with the condition that should the developer, at some future date, decide to sell these lots to separate owners that the plat be reheard by the commission to address potential issues resulting from that decision.

7 The subject property is located within the Special Flood Hazard Area, ZoneX.

8. In accordance with City of Broussard Ordinances the Finished Floor Elevation of all structures shall be 1' above the road fronting the structure.

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. This development is subject to the current Stormwater Management ordinance.

11. 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

12. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City servitudes.

13. 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.

14. Provide a 15' Sidewalk, Drainage & Utility Easement along Moulin Road.

15. The 40' Private Servitude of Passage" noted on the plat shall be changed to "40' Private Servitude of Passage & Public Utility Servitude.

16. The developer is requesting that the front setback be reduced to 1 1'. It is recommended that this waiver be granted with the understanding that the city will not be liable for damage to the private streets incurred as a result of repair work to public infrastructure. in the future. An agreement, acceptable to the City Attorney, will be executed prior to final plat recordation.

17. Perform a traffic impact study and provide measures, if required, to mitigate traffic impacts on Moulin Road.

18. As many of the concerns enumerated herein are subjects of the Agreement mentioned above, the conditions of that agreement shall continue to be binding. The developer shall also re-execute the Agreement if required by the City Attorney.

STREET AND ACCESS COMMENTS

1. The streets in this development are noted on the plat to be "Asphalt, Curb & Gutter With Sidewalks. The city standard for residential streets is a27' back of curb to back of curb asphalt (or concrete) street having 2-2' curbs and23' of paved road.

2. Provide an additional 10' of R/W along Moulin Road.

3. Provide 25' fillets at all intersections.

WATER & SEWER COMMENTS

1. A Louisiana Department of Health permit is required prior to commencement of construction.

2. The developer is solely responsible to provide water and sewer service to the point of service of 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.

5. Public water mains shall in no instance be situated within 10' of a structure's foundation.

6. Sanitary sewer mains shall in no instance be situated within 6' of a structure foundation.

The 6' clearance cited may be increased depending on the depth of the sewer main so as to address trench stability issues in proximity to structures

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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 LDH Permit shall be required prior to commencement of construction of water and sewer infrastructure.

4. Copy of Driveway Permit Application, if applicable, for projects connecting to State Highways.

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6. Copy of Notice of Intent filed with LDEQ.

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OTHER CONSIDERATIONS

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Gerald Delaunay had a comment for #18 under General Comments – I noted from plat that the Owner Developer is known as Moulin BTR, the agreement and representation from the last time was based on the owner/developer to be Hammerhead Capital, LLC. We just need to make sure that we have the owners of the property that enters into this agreement, which is recorded, otherwise the agreement serves no purpose. One of the conditions that we specifically need to adopt is that the owner of the property enters into the same agreement, if there is a different owner.

Walter Comeaux, III - We can add that the developer will re-execute the agreement, required by the City Attorney and that the agreement shall be.

We are recommending that you approve this per the report and also with the additional requirements that Gerald mentioned.

Chris Ventre – I am with Hammerhead Capital. Hammerhead Capital is a part of Moulin BTR. If we need to redo the agreement I understand.

Gerald Delaunay – We just need the record on there to be a party to the agreement.

Walter Comeaux, III – So the motion would be – to accept the report approve it with the additional requirement that the owner of the property execute the agreement.

Chris Ventre – Would an addendum work?

Gerald Delaunay - An addendum, where the current owner joins into the agreement, agrees to abide by the agreement, would be acceptable.

Brad Hamman – Based on that do we have a motion.

Moved by Craig Kimball to accept the approval contingent on all comments above.

Second by Keith Rousseau

Question Brad Hamman

Roll Call: Russell Trahan, Yea- Craig Kimball, Yea- Teddy Eastin, Yea- Brad Hamman, Yea – Keith Rousseau, Yea

Adjourn-

Russell Trahan Moved to Adjourn

Second by Craig Kimball

Question: Brad Hammans

Roll Call: Russell Trahan, Yea- Craig Kimball, Yea- Teddy Eastin, Yea- Brad Hamman, Yea – Keith Rousseau, Yea