

Minutes of the Broussard Planning and Zoning Commission Meeting  
Held on Thursday August 8, 2024

**Members Present**

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

**Members Absent**

N/A

**Others Present**

Sarah Hebert, BPC Clerk

Gwen Broussard

Mayor Ray Bourque

Walter Comeaux III, City Engineer

Ben Theriot, Floodplain Administrator

Oscar Reed, City Attorney

David Forbes, Councilman District 5

Bobby Vannoy, Property Owner- Listi Cove Project

Will Potier, Engineer for Listi Cove Project

Angela Badeaux, Home Bank

Nicole Patin, Home Bank

Police Chief Vance Olivier

Callie Laviolette - CAO

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. Keith Rousseau moved to adopt the minutes of the July 11, 2024, BPC Meeting.  
Second by Teddy Eastin  
Question Brad Hamman  
Roll Call:  
Brad Hamman, Yea; Russell Trahan, Yea; Craig Kimball, Yea; Teddy Eastin, Yea;  
Keith Rousseau; Yea

**PLANNING COMMISSION**

**Listi Cove Town Homes-**

**As per review by Walter Comeaux, III of Comeaux Engineering**

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 5.897-acre tract. The developer proposes to construct a 46 lot Townhome Development.
2. This property is located in FEMA Zone A (within the 100-year floodplain) and 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 or 12" above the Base Flood Elevation whichever is greater. The developer shall be required to determine the Base Flood Elevation within this development.
4. A Louisiana Department of Health permit is required prior to commencement of construction.
5. The developer is solely responsible to provide water and sewer service to the point of service of each unit.
6. Water mains and sewer mains will not be allowed to be placed in close proximity to residential foundations.
7. The developer may be required to install water meters at the time of residential construction.

8. The developer may be required to enter into an agreement regarding maintenance of public infrastructure within the development and a hold harmless agreement regarding the construction of residences near the bank of the public drain.
9. The city shall require that the developer provide a geotechnical analysis regarding the construction of residences within close proximity of the public drain.
10. 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 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.
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 participate in infrastructure improvements with regard 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. 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.
14. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City servitudes.
15. 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.

#### **STREET AND ACCESS COMMENTS**

1. Carlo Listi Drive is an existing private drive that is in extreme disrepair, reconstruction of this road will be required. Current standards require curb and gutter streets within residential neighborhoods.
2. A cul-de-sac will be required at the termination of Carlo Listi Drive.
3. Sidewalks are required within residential developments.
4. The developer shall assign municipal numbers, acceptable to the City of Broussard for each lot.
5. 92 parking spots are required.
6. It is assumed that parking for each unit will be within CA# 1, CA#2, CA#3 CA#4 & CA #5. Head in parking requires 9' X 18.5' stalls with an unobstructed width of aisle of 27'.
7. Provide an unobstructed width of 27' between Lot 134 and Lot 167.
8. It is doubtful that CA#5 will provide a geometry that will permit adequate parking.
9. Provide a 15' sidewalk, drainage, and utility easement along Albertson Parkway.
10. It is doubtful that Detention Area #2 will provide any mitigation to the impact caused by this development.

#### **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 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

Walter Comeaux III - With all of that said, we recommend approval, subject to the conditions in my report.

Will Potier/Spec Engineering – I am the engineer on this project. All the comments we are good with. Except with, we were not planning to rebuild the road with curb and gutter and subsurface drainage. We are planning to fix the road and leave the road as is, without curb and gutter and subsurface drainage. Basically, just rebuild the road. Also, for the cul-de-sac; as is right now, the road has been there for 20-30 years. It has never had a cul-de-sac before, so those are the main two waivers that we are asking for, for Carlo Listi.

Walter Comeaux, III – As for as not putting in curb and gutter, I am thinking the city could live with that, but the road is going to have to be reconstructed. There is no way you can just repair that road, also the drainage under the road will have to be reevaluated to determine if it is sufficient. It is a private road, which is no different than a driveway to the city. Right now, it does not really serve anything, but it is getting ready to service a whole lot of residences. You will have at least forty-six people living there. Fire, Police, School Buses, a school bus is worse than a fire truck to maneuver.

Mayor – We cannot ask a school bus to back up. There is a gate right now.

Will Potier – Since they bought this property, no one has gone there to take the gate down.

Mayor – Will the road be connected to Albertson Parkway and Youngsville Hwy?

Will Potier – Yes

Walter Comeaux III- If that is the case, we will not need a cul-de-sac.

Mayor- You are going to rebuild the road from front to back. Or are you going to stop because this is Home Bank's?

Walter Comeaux III – You understand this is a requirement.

Bobby Vannoy – Let me ask you this, if I can get another Engineer to override as a third party, does that work?

Walter Comeaux III – Not in my book, I am the City Engineer, if you can get the Public Works Engineer to agree with you, but I do not see it.

Bobby Vannoy -On our side of the road, I do not find it as bad to the gate, past the gate to 89 it does have a lot more potholes. We talked to the people of Home Bank. We are going to work with them to try to figure out., if there is something that we can do together.

Mayor - What is your intention when you say rebuild the road? Is it just in front of your development?

Bobby Vannoy – No, we are going to resurface the entire road.

Mayor – from 89 to Albertson Parkway.

Walter Comeaux III – What I am saying- I am very skeptical of that. I will keep an open mind; I will get the public works director to look at it.

Brad Hamman – on a Private Road?

Walter Comeaux III – Private Roads must be built to public road standards. What is there now, is a non-nothing. It is an old private road that somebody built, that nobody maintained. Its 40 years. It needs a lot of love right now.

Angela Badeaux – I am Angela Badeaux- I am the property director for Home Bank. So, the, look we are all here to do what is best for this community, we want this to work. But the property belongs to the Home Bank, why should we allow all this traffic through our private property and then our liability goes up? Seems to me that the best thing to do is bring the road up to public standards, meet the public standards and donate it to the City and then we do not have any liability in it. You know, we can put up a gate and a fence just like y'all did.

Bobby Vannoy – We did not do that.

Will Potier – We can just turn it into a parking lot – Abandon the road and make a parking lot just for us.

Walter Comeaux III – But, what you have to understand, no matter what you do going forward, you have to follow the subdivision regulations and if you want to abandon it, we are going to cast our eye access the property with school bus and fire trucks.

Mayor - I can potentially offer a compromise, City Standards today for residential, mean curb and gutter, closed ditch, the whole nine yards, which I understand is very expensive. It is what we require, it and ordinance, it is a law. I think that there is a path where if y'all can make a deal between landowners and reconstruct the road to a standard that is acceptable to us. The compromise would be where we accept it, I think it is possible that we can be ok with an open ditch. So, you are only dealing with the road, we are not forcing you to close ditches. So that is saving you money. But it gets us a good road. If it is brought up to our standards and you don't cut corners, potentially we would accept it if you donated it to us and then nobody owns it expect the

city. But you will have to work with some other landowners are pay for it all. That would be the compromise that I think would be most reasonable we can give on our ordinance in return we finally get this old road that has been plaguing us for decades, off our back.

Walter Comeaux III – I understand what you are saying, but every developer, when you build a subdivision, you must build a road, and the road must be built to standard.

Angela Badeaux – We are here to be a partner; I would love to see this development. I think it would add a lot to our area.

Russell Trahan – So Walter, for our consideration, until a deal is struck, we are still weighing on the plat that has been submitted, we are still weighing in and cul-de-sac is required until they resubmit or confirm negotiations.

Angela Badeaux, I just want to make it clear – that we do not want to be the owner of a property that all of this property is coming through, our stance on this is to donate it to the city. I know it is an expense for you, but that is going to be our stance.

Walter Comeaux III – Also, you cannot donate just a piece of it. It is the whole road or none of the road.

Mayor - Will, do you have any comments about the comment that Walter made on the drainage detention pond two, which exists on the other side.

Will Potier – We have submitted it, but it was tabled, we will have to adjust and resubmit.

Angela Badeaux – Can I ask a question about the upkeep of the pond?

Walter Comeaux III - The homeowners' association will have to upkeep it.

Teddy Eastin – Will sidewalks still be required within the development?

Will Potier – We will

Teddy Eastin moved to approve the plat contingent upon all comments being met and Under Street and Access Comments – item #1 waiver granted on curb and gutter and will revert to open ditch standards – and waiver on item #2 A cul-de-sac will be required at the termination of Carlo Listi Drive or as negotiated with City Administration.

Second by Russell Trahan

Question Brad Hamman

Roll call:

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

**N/A**

**Adjourn-**

Craig Kimball moved to Adjourn.

Second by Brad Hamman

Question: Teddy Eastin

Roll Call:

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