

Minutes of the Broussard Planning Commission Meeting.
Held on Thursday, December 12, 2024

Members Present

Brad Hamman, Keith Rousseau, Russell Trahan, Craig Kimball

Members Absent

Teddy Eastin

Others Present

Sarah Hebert, BPC Clerk

Casey Fletcher, Clerk

Walter Comeaux, III – City Engineer

Gerald Delauney- City Attorney

John Romero

Brooke Crenshaw, 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 Thursday, November 14, 2024.

Second by Kieth Rousseau

Question Brad Hamman

Roll Call:

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

Planning Commission

Re-subdivision Plat of Entrance to Vieux Chenes Phase II

Lots 3, 4, and 5 Creating Townhome Development. Section 60, T10S, R5E
Albertson Parkway at Ave Des Freres

Review at prepared 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 1.319-acre tract. The developer proposes to construct a 37 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. 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.

10. 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.

11. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.

12. 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.

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

14. 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.

15. Provide a 15' Sidewalk, Drainage & Utility Easement along Avenue Des Freres.

16. Provide a 6' (minimum width) sidewalk along Avenue Des Freres.

17. Provide fencing along Avenue Des Freres in accordance with the provisions of the Subdivision Regulations.

STREET AND ACCESS COMMENTS

1. No details have been provided regarding parking and access within the development. The city reserves the right to impose additional requirements once this information has been provided.

2. The developer shall assign municipal numbers, acceptable to the City of Broussard for each lot.

3. Parking within the development shall comply with city ordinances.

DESIGN Review PROJECT CLOSEOUT

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. With the above in mind, and in accordance with the provisions of the Subdivision Regulations the Engineer/Architect of Record is required to sign and submit Appendix I & 2.

The execution and submission of Appendix 1&2 is a condition of Preliminary Plat

Approval. Design review WILL NOT commence until such time that these documents are submitted and all of the minimum design submission requirements are met. There are no exceptions to this requirement.

Final Plat approval WILL NOT be granted until such time that the requirements detailed in Appendix I are satisfied. There are no exceptions to this requirement.

The Developer/Engineer of Record is encouraged to review the provisions outlined in Section 201.6 of the Subdivision Resolutions- Resubmission and fees shall be charged in accordance with this section if warranted.

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

Based on the information presented in this report it is our recommendation that this proposed subdivision be granted Preliminary Plat approval with the understanding that Comment I of the Street and Access Comments may require a rehearing by the Commission based on the information provided at a later date.

Report prepared by: Walter S. Comeaux, III, PE, PLS

Brook Crenshaw – We are good with all of the comments

Moved by Russell Trahan to approve contingent up above recommendations being met with the exception of item 8 under General Comments which is not necessary for this review.

Second by Keith Rousseau

Question Brad Hamman

Roll call:

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

Adjournment

Moved by Craig Kimball to Adjourn

Second by Keith Rousseau

Question Brad Hamman

Roll call:

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