

June 19, 2017

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its regular meeting place located at 500 N. Huntington Street, Sulphur, Louisiana, at 5:30 p.m., on the 19th day of June, 2017, after full compliance with the convening of said meeting with the following members present:

PHYLLIS WILSON, Land Use Commission District 2
MIKE MOORE, Land Use Commission District 3
BILL McMULLEN, Land Use Commission District 4
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT - LENORE CARROLL, Land Use Commission District 1

After the meeting was called to order and the roll called with the above results, prayer was led by Mr. Lawrence followed by the reciting of the Pledge of Allegiance led by Mr. McMullen. Motion was then made by Mr. Lawrence seconded by Mrs. Wilson that the minutes of the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mr. Moore seconded by Mrs. Wilson that the agenda stand as written. Motion carried unanimously.

The first item on the agenda is a resolution granting a rezone to Allyn & Amanda McPherson, 3804 Maplewood Drive, from Residential to Business. Mr. Lawrence asked that all these rezones on Maplewood Drive (items 1-6) be tabled for 3 months so they can meet with landowners to discuss. At this time, Mr. McMullen stated that he would abstain from voting since he owns property requesting to be rezoned. Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be tabled until September 18, 2017 Land Use regular meeting:

Resolution granting a Rezone from Residential to Business to Allyn and Amanda McPherson, 3804 Maplewood Drive.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Carroll

ABSTAIN: Mr. McMullen

And the said resolution was tabled until September 18, 2017 regular Land Use meeting on this 19th day of June, 2017.

ATTEST:

ARLENE BLANCHARD, Secretarty

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a rezone to Lisa and Bill McMullen, 3808 Maplewood Drive, from Residential to Business. At this time, Mr. McMullen stated that he would abstain from voting since he owns property requesting to be rezoned. Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be tabled until September 18, 2017 Land Use regular meeting:

Resolution granting a rezone to Lisa and Bill McMullen, 3808 Maplewood Drive, from Residential to Business.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Carroll

ABSTAIN: Mr. McMullen

And the said resolution was tabled until September 18, 2017 regular Land Use meeting on this 19th day of June, 2017.

ATTEST:

ARLENE BLANCHARD, Secretarty

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a rezone to Patricia Torgeson, 3816 Maplewood Drive, from Residential to Business. At this time, Mr. McMullen stated that he would abstain from voting since he owns property requesting to be rezoned. Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be tabled until September 18, 2017 Land Use regular meeting:

Resolution granting a rezone to Patricia Torgeson, 3816 Maplewood Drive, from Residential to Business.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Carroll

ABSTAIN: Mr. McMullen

And the said resolution was tabled until September 18, 2017 regular Land Use meeting on this 19th day of June, 2017.

ATTEST:

ARLENE BLANCHARD, Secretarty

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a rezone to Charles Whitman, 100 Marilyn Drive, from Residential to Business. At this time, Mr. McMullen stated that he would abstain from voting since he owns property requesting to be rezoned. Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be tabled until September 18, 2017 Land Use regular meeting:

Resolution granting a rezone to Charles Whitman, 100 Marilyn Drive, from Residential to Business.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mr. Moore, Mr. Lawrence
NAYS: None
ABSENT: Mrs. Carroll
ABSTAIN: Mr. McMullen

And the said resolution was tabled until September 18, 2017 regular Land Use meeting on this 19th day of June, 2017.

ATTEST:

ARLENE BLANCHARD, Secretarty

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a rezone to Roderick Truax, II, SW corner of Maplewood Drive and Lynn Lane, from Residential to Business. At this time, Mr. McMullen stated that he would abstain from voting since he owns property requesting to be rezoned. Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be tabled until September 18, 2017 Land Use regular meeting:

Resolution granting a rezone to Roderick Truax, II, SW corner of Maplewood Drive and Lynn Lane, from Residential to Business.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mr. Moore, Mr. Lawrence
NAYS: None
ABSENT: Mrs. Carroll
ABSTAIN: Mr. McMullen

And the said resolution was tabled until September 18, 2017 regular Land Use meeting on this 19th day of June, 2017.

ATTEST:

ARLENE BLANCHARD, Secretarty

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a rezone to Diana Backhaus, 3900 Maplewood Drive, from Residential to Business. At this time, Mr. McMullen stated that he would abstain from voting since he owns property requesting to be rezoned. Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be tabled until September 18, 2017 Land Use regular meeting:

Resolution granting a rezone to Diana Backhaus, 3900 Maplewood Drive, from Residential to Business.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Carroll

ABSTAIN: Mr. McMullen

And the said resolution was tabled until September 18, 2017 regular Land Use meeting on this 19th day of June, 2017.

ATTEST:

ARLENE BLANCHARD, Secretarty

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a rezone to Thomas Lee Gibbons, 1103 South Huntington Street, from Mixed Residential to Business. Mr. Gibbons stated that he will be demolishing the house that is currently on site. He'd like to have vending machines, ATM machine or some sort of concession area, etc. He feels this sort of vending business would do really well since it's across the street from The Grove. Mr. Moore asked if they could stipulate a time-frame for the house to be torn down. Mr. Daigle stated that Mr. Gibbons would have to follow guidelines in the permitting process. Mr. LeBlanc addressed the Council and stated that Mr. Gibbons doesn't have to tell Commission what he's doing with his property since Commission stated last month that all the rezones on Maplewood Drive did not need a plan. Mr.

Gibbons asked for a rezone for this property about 7 years ago but was denied. Times have changed and this property needs to be zoned Business. Motion was then made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a Rezone from Mixed Residential to Business to Thomas Lee Gibbons, 1103 South Huntington Street.

WHEREAS, Thomas Lee Gibbons, 1103 South Huntington Street, has submitted application to Rezone from Mixed Residential District to Business District.

NOW THEREFORE, BE IT RESOLVED BY THE LAND USE COMMISSION OF THE CITY OF SULPHUR, LOUISIANA, IN REGULAR SESSION CONVENED THAT:

The Land Use Ordinance of the City of Sulphur is hereby amended to grant a Rezone to Thomas Lee Gibbons from Mixed Residential to Business for the following described property to wit:

COM SE COR LOT (BLK) 2 J T HENNING SUB, TH N 104 FT, W 100 FT ETC

This Rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this Rezone, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

If City Council does hereby approve this Rezone the owner of this rezone shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this re-zone.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this Rezone shall be withdrawn and considered null and void.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mr. Moore, Mr. McMullen, Mr. Lawrence
NAYS: None

ABSENT: Mrs. Carroll

And the said resolution was declared duly adopted on this 19th day of June, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a rezone to Ankur Patel, 910 Prater Road, from Residential to Mixed Residential to allow for a four-plex. Mr. Berry stated that the existing duplexes there now were constructed prior to zoning taking effect in 2003. Mr. Lawrence stated that this parcel should have been zoned mixed residential since there were existing duplexes there. Motion was then made by Mr. McMullen seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a Rezone from Residential to Mixed Residential to Ankur Patel, 910 Prater Road to allow for more duplexes/fourplexes.

WHEREAS, Ankur Patel, 910 Prater Road, has submitted application to Rezone from Residential District to Mixed Residential District to allow for more duplexes/fourplexes.

NOW THEREFORE, BE IT RESOLVED BY THE LAND USE COMMISSION OF THE CITY OF SULPHUR, LOUISIANA, IN REGULAR SESSION CONVENED THAT:

The Land Use Ordinance of the City of Sulphur is hereby amended to grant a Rezone to Ankur Patel from Residential to Mixed Residential for the following described property to wit:

COM NW COR W/2 SE SEC 32.9.9, S 1505.06 FT, N 86 DEGS E 23.30 FT FOR PT
OC COM, TH E 446.78 FT, S 300 FT, W 431.64 FT, N 289.45 FT, S 86 DEGS W 10
FT, N 12.84 FT TO COM-3 ACS

This Rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this Rezone, including, but not limited to, litigation defense,

litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

If City Council does hereby approve this Rezone the owner of this rezone shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this re-zone.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this Rezone shall be withdrawn and considered null and void.

A vote was then called with the results as follows:

YEAS: Mr. Moore, Mr. McMullen, Mr. Lawrence

NAYS: Mrs. Wilson

ABSENT: Mrs. Carroll

And the said resolution was declared duly adopted on this 19th day of June, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution accepting Preliminary Plat from Bel Commercial, LLC, for Mimosa Park Phase 2, property located east of Carlyss Blvd. Motion was made by Mr. Lawrence seconded by Mr. McMullen that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting Preliminary Plat from Bel Commercial LLC, for Mimosa Park Phase II.

WHEREAS, Bel Commercial, LLC, has submitted application to accept Preliminary Plat for Mimosa Park Phase II; and

WHEREAS, improvements on the property will include variances approved by City Council through a Cooperative Endeavor Agreement dated March 18, 2014.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept Preliminary Plat from Bel Commercial, LLC, for Mimosa Park Phase II for the following described property:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTIONS 10 & 15,
TOWNSHIP 10 SOUTH, RANGE 10 WEST, CITY OF SULPHUR, CALCASIEU
PARISH, LOUISIANA, CONTAINING 15.432 ACRES AND BEING MORE
FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PROJECTED INTERSECTION OF LEAWOOD
AVENUE AND THE WEST RIGHT OF WAY OF HAYGOOD DRIVE, SAID
POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE
PROCEED SOUTH $00^{\circ}53'58''$ WEST A DISTANCE OF 100.00 FEET TO A
POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.).

THENCE PROCEED ALONG A BEARING OF SOUTH $00^{\circ}53'58''$ WEST FOR A
DISTANCE OF 40.04 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH $89^{\circ}06'02''$ EAST FOR A
DISTANCE OF 677.86 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH $00^{\circ}58'10''$ EAST FOR A
DISTANCE OF 36.59 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH $89^{\circ}06'02''$ EAST FOR A
DISTANCE OF 171.98 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH $00^{\circ}58'12''$ WEST FOR A
DISTANCE OF 317.22 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH $89^{\circ}51'01''$ WEST FOR A
DISTANCE OF 1307.12 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH $00^{\circ}59'14''$ EAST FOR A
DISTANCE OF 532.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH $00^{\circ}14'06''$ WEST FOR A
DISTANCE OF 76.10 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH $01^{\circ}12'25''$ EAST FOR A
DISTANCE OF 406.13 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH $00^{\circ}27'22''$ EAST FOR A
DISTANCE OF 110.15 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH $89^{\circ}32'38''$ EAST FOR A
DISTANCE OF 61.33 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH $00^{\circ}59'59''$ WEST FOR A
DISTANCE OF 2.26 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH $89^{\circ}06'00''$ EAST FOR A
DISTANCE OF 115.44 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00°53'58" WEST FOR A DISTANCE OF 4.99 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89°06'02" EAST FOR A DISTANCE OF 165.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00°53'58" WEST FOR A DISTANCE OF 773.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89°06'01" EAST A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.

A vote was then called with the results as follows:

YEAS: Mr. Moore, Mr. McMullen, Mr. Lawrence

NAYS: Mrs. Wilson

ABSENT: Mrs. Carroll

And the said resolution was declared duly adopted on this 19th day of June, 2017.

ATTEST:

ARLENE BLANCHARD, Secretarty

MIKE MOORE, Chairman

There being no further business to come before the Commission, the Chairman declared the meeting adjourned.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

6/19/17
5:50 P.M.