

September 18, 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 18th day of September, 2017, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
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

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 Mrs. Carroll. Motion was then made by Mr. Lawrence seconded by Mrs. Carroll that the minutes of the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mr. Lawrence seconded by Mrs. Carroll that item #2 be removed from the agenda at the request of the applicant.
Motion carried unanimously.

At this time Mr. Lawrence made a motion to table items 4-9 indefinitely. He then stated that without knowing what'll be placed on these property's he doesn't feel like it needs to be rezoned at this time. The Chairman then allowed citizens to speak. With much discussion and several people of the neighborhood speaking against this rezone, Mr. Lawrence withdrew his motion to table items 4-9 indefinitely and to vote on each item separately. Motion was then made by Mrs. Carroll seconded by Mr. Lawrence that the agenda stand as amended.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: Mr. McMullen (since he owns property that's requested to be rezoned)

And the said agenda was declared adopted as amended on this 18th day of September, 2018.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The first item on the agenda is a resolution accepting Final Plat from Bel Commercial LLC, for property located on the NE corner of Carlyss Blvd. and Hwy. 1256 to McNair Street. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting final plat from Bel Commercial LLC, for property located on the NE corner of Carlyss Blvd. and Hwy. 1256 to McNair Street.

WHEREAS, in accordance with Appendix B, Article III, Part 1, Section 1 (6) (c) and Chapter 18 of the Code of Ordinances of the City of Sulphur, application has been received from Bel Commercial LLC, to accept final plat and make revisions to the Land Use Map for property located on the NE corner of Carlyss Blvd. and Hwy. 1256 to McNair Street; and

WHEREAS, in accordance with Article IV, Part I, Section 8 of the Land Use ordinance of the City of Sulphur, Louisiana, a six-foot tall buffer constructed of wood or brick masonry shall be placed between the commercial district and the abutting residential district for property described as follows:

LEGAL DESCRIPTION - LOT 1

A certain tract or parcel of land situated in the City of Sulphur, Parish of Calcasieu, State of Louisiana, located in the Southwestern Land District in Section 10, Township-10-South, Range-10-West, designated as "LOT 1 of the Belle Savanne Commercial Subdivision" being more particularly described as follows:

Beginning at a set 3/4 inch iron rod on the intersection of the southern right of way line of McNair Road and the eastern right of way line of Ruth Street (LA 1256), said 3/4 inch iron rod shall be designated as the "POINT OF BEGINNING" and labeled "P.O.B. 1";

Then, proceeding along the southern right of way of McNair Road at a bearing of South 89 degrees 31 minutes 32 seconds East for a distance of 150.00 feet to a set 3/4 inch iron rod;

Then, proceeding at a bearing of South 00 degrees 55 minutes 47 seconds West for a distance of 226.57 feet to a set 3/4 inch iron rod;

Then, proceeding at a bearing of North 89 degrees 04 minutes 13 seconds West for a distance of 150.00 feet to a set 3/4 inch iron rod located on the eastern right of way of Ruth Street (LA 1256);

Then, proceeding along the eastern right of way of Ruth Street (LA 1256), at a bearing of North 00 degrees 55 minutes 47 seconds East a distance of 225.38 feet to a set 3/4 inch iron rod designated as the "POINT OF BEGINNING."

Said property is shown on a survey plat prepared by Acadia Land Surveying, L.L.C., dated 8-31-17, and titled, "PLAT SHOWING RE-SUBDIVISION OF PROPERTY BELONGING TO BEL COMMERCIAL, L.L.C. INTO LOTS 1, 2, 3, 4, & 5 OF THE BELLE SAVANNE COMMERCIAL SUBDIVISION. LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH - RANGE 10 WEST, CITY OF SULPHUR, CALCASIEU PARSH, LOUISIANA."

Said property contains 0.778 Acres or 33,897 Square Feet and is bounded to the North by McNair Road, to the South by Lot 2 of the Belle Savanne Commercial Subdivision, to the West by Ruth Street (LA 1256), and to the East by the Belle Savanne Phase 1A Residential Development.

LEGAL DESCRIPTION - LOT 2

A certain tract or parcel of land situated in the City of Sulphur, Parish of Calcasieu, State of Louisiana, located in the Southwestern Land District in Section 10, Township-10-South, Range-10-West, designated as "LOT 2 of the Belle Savanne Commercial Subdivision" being more particularly described as follows:

Commencing at a set 3/4 inch iron rod on the intersection of the southern right of way line of McNair Road and the eastern right of way line of Ruth Street (LA 1256), said 3/4 inch iron rod being the "POINT OF COMMENCEMENT" and labeled "P.O.C.";

Starting from said "POINT OF COMMENCEMENT" and proceeding along the eastern right of way of Ruth Street (LA 1256), at a bearing of South 00 degrees 55 minutes 47 seconds West for a distance of 225.38 feet to a set 3/4 inch iron rod which shall be designated as the "POINT OF BEGINNING" and labeled "P.O.B. 2";

Beginning from said "POINT OF BEGINNING" and proceeding at a bearing of South 89 degrees 04 minutes 13 seconds East for a distance of 150.00 feet to a set 3/4 inch iron rod;

Then, proceeding at a bearing of South 00 degrees 55 minutes 47 seconds West for a distance of 200.00 feet to a set 3/4 inch iron rod located on the northern right of way of Long Hill Drive;

Then, proceeding along the northern right of way of Long Hill Drive at a bearing of North 89 degrees 04 minutes 13 seconds West for a distance of 125.00 feet to a set 3/4 inch iron rod;

Then, proceeding along a curve on the northern right of way of Long Hill Drive, concave to the northeast, with a radius of 25.00 feet, a chord bearing of North 44 degrees 33 minutes 49 seconds West, and a chord distance of 35.06 feet, for a distance of 38.85 feet to a set 3/4 inch iron rod located on the eastern right of way of Ruth Street (LA 1256);

Then, proceeding along the eastern right of way of Ruth Street (LA 1256) at a bearing of North 00 degrees 55 minutes 47 seconds East for a distance of 175.42 feet to a set 3/4 inch iron rod designated as the "POINT OF BEGINNING."

Said property is shown on a survey plat prepared by Acadia Land Surveying, L.L.C., dated 8-31-17, and titled, "PLAT SHOWING RE-SUBDIVISION OF PROPERTY BELONGING TO BEL COMMERCIAL, L.L.C. INTO LOTS 1, 2, 3, 4, & 5 OF THE BELLE SAVANNE COMMERCIAL SUBDIVISION. LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH - RANGE 10 WEST, CITY OF SULPHUR, CALCASIEU PARSH, LOUISIANA."

Said property contains 0.685 Acres or 29,866 Square Feet and is bounded to the North by Lot 1 of the Belle Savanne Commercial Subdivision, to the South by Long Hill Drive, to the West by Ruth Street (LA 1256), and to the East by the Belle Savanne Phase 1A Residential Development.

LEGAL DESCRIPTION - LOT 3

A certain tract or parcel of land situated in the City of Sulphur, Parish of Calcasieu, State of Louisiana, located in the Southwestern Land District in Section 10, Township-10-South, Range-10-West, designated as "LOT 3 of the Belle Savanne Commercial Subdivision" being more particularly described as follows:

Commencing at a set 3/4 inch iron rod on the intersection of the southern right of way line of McNair Road and the eastern right of way line of Ruth Street (LA 1256), said 3/4 inch iron rod being the "POINT OF COMMENCEMENT" and labeled "P.O.C.";

Starting from said "POINT OF COMMENCEMENT" and proceeding along the eastern right of way of Ruth Street (LA 1256), at a bearing of South 00 degrees 55 minutes 47 seconds West for a distance of 530.14 feet to a set 3/4 inch iron rod which shall be designated as the "POINT OF BEGINNING" and labeled "P.O.B. 3";

Beginning from said "POINT OF BEGINNING" and proceeding along a curve on the southern right of way of Long Hill Drive, concave to the southeast, with a radius of 25.00 feet, a chord bearing of North 46 degrees 12 minutes 45 seconds East, and a chord distance of 35.19 feet, for a distance of 39.03 feet to a set 3/4 inch iron rod;

Then, proceeding along the southern right of way of Long Hill Drive at a bearing of South 89 degrees 04 minutes 13 seconds East for a distance of 125.00 feet to a set 3/4 inch iron rod;

Then, proceeding at a bearing of South 00 degrees 55 minutes 47 seconds West for a distance of 200.00 feet to a set 3/4 inch iron rod;

Then, proceeding at a bearing of North 89 degrees 04 minutes 13 seconds West for a distance of 150.00 feet to a set 3/4 inch iron rod located on the eastern right of way of Ruth Street (LA 1256);

Then, proceeding along the eastern right of way of Ruth Street (LA 1256) at a bearing of North 00 degrees 55 minutes 47 seconds East for a distance of 175.24 feet to a set 3/4 inch iron rod designated as the "POINT OF BEGINNING."

Said property is shown on a survey plat prepared by Acadia Land Surveying, L.L.C., dated 8-31-17, and titled, "PLAT SHOWING RE-SUBDIVISION OF PROPERTY BELONGING TO BEL COMMERCIAL, L.L.C. INTO LOTS 1, 2, 3, 4, & 5 OF THE BELLE SAVANNE COMMERCIAL SUBDIVISION. LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH - RANGE 10 WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA."

Said property contains 0.685 Acres or 29,866 Square Feet and is bounded to the North by Long Hill Drive, to the South by Lot 4 of the Belle Savanne Commercial Subdivision, to the West by Ruth Street (LA 1256), and to the East by the Belle Savanne Phase 1A Residential Development and property owned by Bel Commercial.

LEGAL DESCRIPTION - LOT 4

A certain tract or parcel of land situated in the City of Sulphur, Parish of Calcasieu, State of Louisiana, located in the Southwestern Land District in Section 10, Township-10-South, Range-10-West, designated as "LOT 4 of the Belle Savanne Commercial Subdivision" being more particularly described as follows:

Commencing at a set 3/4 inch iron rod on the intersection of the southern right of way line of McNair Road and the eastern right of way line of Ruth Street (LA 1256), said 3/4 inch iron rod being the "POINT OF COMMENCEMENT" and labeled "P.O.C.";

Starting from said "POINT OF COMMENCEMENT" and proceeding along the eastern right of way of Ruth Street (LA 1256), at a bearing of South 00 degrees 55 minutes 47

seconds West for a distance of 705.38 feet to a set 3/4 inch iron rod which shall be designated as the "POINT OF BEGINNING" and labeled "P.O.B. 4";

Beginning from said "POINT OF BEGINNING" and proceeding at a bearing of South 89 degrees 04 minutes 13 seconds East for a distance of 150.00 feet to a set 3/4 inch iron rod;

Then, proceeding at a bearing of South 00 degrees 55 minutes 47 seconds West for a distance of 216.65 feet to a set 3/4 inch iron rod;

Then, proceeding at a bearing of North 89 degrees 04 minutes 13 seconds West for a distance of 150.00 feet to a set 3/4 inch iron rod located on the eastern right of way of Ruth Street (LA 1256);

Then, proceeding along the eastern right of way of Ruth Street (LA 1256) at a bearing of North 00 degrees 55 minutes 47 seconds East for a distance of 216.65 feet to a set 3/4 inch iron rod designated as the "POINT OF BEGINNING."

Said property is shown on a survey plat prepared by Acadia Land Surveying, L.L.C., dated 8-31-17, and titled, "PLAT SHOWING RE-SUBDIVISION OF PROPERTY BELONGING TO BEL COMMERCIAL, L.L.C. INTO LOTS 1, 2, 3, 4, & 5 OF THE BELLE SAVANNE COMMERCIAL SUBDIVISION. LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH - RANGE 10 WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA."

Said property contains 0.746 Acres or 32,498 Square Feet and is bounded to the North by Lot 3 of the Belle Savanne Commercial Subdivision, to the South by Lot 5 of the Belle Savanne Commercial Subdivision, to the West by Ruth Street (LA 1256), and to the East by property owned by Bel Commercial.

LEGAL DESCRIPTION - LOT 5

A certain tract or parcel of land situated in the City of Sulphur, Parish of Calcasieu, State of Louisiana, located in the Southwestern Land District in Section 10, Township-10-South, Range-10-West, designated as "LOT 4 of the Belle Savanne Commercial Subdivision" being more particularly described as follows:

Commencing at a set 3/4 inch iron rod on the intersection of the southern right of way line of McNair Road and the eastern right of way line of Ruth Street (LA 1256), said 3/4 inch iron rod being the "POINT OF COMMENCEMENT" and labeled "P.O.C.";

Starting from said "POINT OF COMMENCEMENT" and proceeding along the eastern right of way of Ruth Street (LA 1256), at a bearing of South 00 degrees 55 minutes 47 seconds West for a distance of 922.03 feet to a set 3/4 inch iron rod which shall be designated as the "POINT OF BEGINNING" and labeled "P.O.B. 5";

Beginning from said "POINT OF BEGINNING" and proceeding at a bearing of South 89 degrees 04 minutes 13 seconds East for a distance of 300.00 feet to a set 3/4 inch iron rod;

Then, proceeding at a bearing of South 00 degrees 55 minutes 47 seconds West for a distance of 374.11 feet to a set 3/4 inch iron rod, located on the northern right of way of Carlyss Boulevard;

Then, proceeding along the northern right of way of Carlyss Boulevard at a bearing of North 89 degrees 04 minutes 13 seconds West for a distance of 286.65 feet to a set 3/4 inch iron rod;

Then, proceeding along the northern right of way of Carlyss Boulevard at a bearing of North 19 degrees 56 minutes 26 seconds West for a distance of 37.49 feet to a set 3/4 inch iron rod located on the eastern right of way of Ruth Street (LA 1256);

Then, proceeding along the eastern right of way of Ruth Street (LA 1256) at a bearing of North 00 degrees 55 minutes 47 seconds East for a distance of 339.08 feet to a set 3/4 inch iron rod designated as the "POINT OF BEGINNING."

Said property is shown on a survey plat prepared by Acadia Land Surveying, L.L.C., dated 8-31-17, and titled, "PLAT SHOWING RE-SUBDIVISION OF PROPERTY BELONGING TO BEL COMMERCIAL, L.L.C. INTO LOTS 1, 2, 3, 4, & 5 OF THE BELLE SAVANNE COMMERCIAL SUBDIVISION. LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH - RANGE 10 WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA."

Said property contains 2.571 Acres or 112,001 Square Feet and is bounded to the North by Lot 4 of the Belle Savanne Commercial Subdivision and property owned by Bel Commercial, to the South by Carlyss Boulevard, to the West by Ruth Street (LA 1256), and to the East by property owned by Bel Commercial.

WHEREAS, this final plat is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said final plat 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; and

WHEREAS, Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the acceptance of this final plat, 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; and

WHEREAS, if City Council does hereby accept this final plat and the owner of such 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 subdivision; and

WHEREAS, no work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this acceptance of final plat shall be withdrawn and considered null and void.

NOW THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept the final plat from Bel Commercial LLC and revise the Land Use Map for property located on the NE corner of Carlyss Blvd. and Hwy. 1256 to McNair Street.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 18th day of September, 2018.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting an Exception to Lake Woodland Partners property located east of 700 Henning Drive, to allow for a mobile home development to be located in a Business District. Motion was made by Mr. Lawrence seconded by Mr. McMullen that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting an Exception to Lake Woodland Partners, for property located east of 700 Henning Drive, to allow for a mobile home development to be located in a Business District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Lake Woodland Partners, for property located east of 700 Henning Drive, to allow for a mobile home development to be located in a Business District, in accordance with Article IV, Part 3, Section 4 (3) of the Land Use ordinance for the following property description:

THE WEST HALF (W/2) OF LOT FIFTY (50) OF SECOND SUBDIVISION SULPHUR FARMS, A SUBDIVISION IN SECTIONS 2, 3 AND 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AS PER PLAT MADE BY F. SHUTTS AND SONS, DATED FEBRUARY 2, 1937 AND RECORDED IN THE RECORDS OF CALCASIEU PARISH, LOUISIANA (LESS AND EXCEPT) THE SOUTH 20.0 FEET THEREOF FOR PUBLIC ROAD RIGHT OF WAY (SUNSET DRIVE). HEREIN DESCRIBED TRACT CONTAINING 2.115 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception 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 Exception, 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 Exception the owner of this Exception 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 Exception.

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

A vote was then called with the results as follows:

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

And the said resolution was declared duly adopted on this 18th day of September, 2018.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a Rezone to Allyn & Amanda McPherson, 3804 Maplewood Drive, from Residential to Business. After much discussion and

many residents of the neighborhood speaking against these rezones, motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be tabled for 1 year (i.e. September 17, 2018). His motion also included that the zoning signs will have to be reposted when these rezones are placed on the agenda in September, 2018.

Rezone to Allyn & Amanda McPherson, 3804 Maplewood Drive, from Residential to Business.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: Mr. McMullen (since he owns property that's requested to be rezoned)

And the said resolution was tabled until September 17, 2018 on this 18th day of September, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

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. Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be tabled for 1 year (i.e. September 17, 2018). His motion also included that the zoning signs will have to be reposted when these rezones are placed on the agenda in September, 2018.

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. Carroll, Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS: None

ABSENT: None

ABSTAIN: Mr. McMullen (since he owns property that's requested to be rezoned)

And the said resolution was tabled until September 17, 2018 on this 18th day of September, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

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. Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be tabled for 1 year (i.e. September 17, 2018). His motion also included that the zoning signs will have to be reposted when these rezones are placed on the agenda in September, 2018.

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. Carroll, Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS: None

ABSENT: None

ABSTAIN: Mr. McMullen (since he owns property that's requested to be rezoned)

And the said resolution was tabled until September 17, 2018 on this 18th day of September, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

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. Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be tabled for 1 year (i.e. September 17, 2018). His motion also included that the zoning signs will have to be reposted when these rezones are placed on the agenda in September, 2018.

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. Carroll, Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS: None

ABSENT: None

ABSTAIN: Mr. McMullen (since he owns property that's requested to be rezoned)

And the said resolution was tabled until September 17, 2018 on this 18th day of September, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

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. Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be tabled for 1 year (i.e. September 17, 2018). His motion also included that the zoning signs will have to be reposted when these rezones are placed on the agenda in September, 2018.

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. Carroll, Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS: None

ABSENT: None

ABSTAIN: Mr. McMullen (since he owns property that's requested to be rezoned)

And the said resolution was tabled until September 17, 2018 on this 18th day of September, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

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. Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be tabled for 1 year (i.e. September 17, 2018). His

motion also included that the zoning signs will have to be reposted when these rezones are placed on the agenda in September, 2018.

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. Carroll, Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS: None

ABSENT: None

ABSTAIN: Mr. McMullen (since he owns property that's requested to be rezoned)

And the said resolution was tabled until September 17, 2018 on this 18th day of September, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution amending Article IV, Part II, Section 5 of the Land Use Ordinance of the City of Sulphur to allow for Subsection (3) – Temporary placement of recreational vehicle for occupancy for a related family member due to natural disaster. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION AMENDING ARTICLE IV, PART II, SECTION 5 OF THE LAND USE ORDINANCE OF THE CITY OF SULPHUR TO ALLOW FOR SUBSECTION (3) – TEMPORARY PLACEMENT OF RECREATIONAL VEHICLE FOR OCCUPANCY FOR A RELATED FAMILY MEMBER DUE TO NATURAL DISASTER.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article IV, Part II, Section 5 of the Land Use Ordinance of the City of Sulphur to allow for Subsection (3) – Temporary placement of recreational vehicle for occupancy for a related family member due to natural disaster to read as follows:

(3) Temporary Placement of Recreational Vehicle for Occupancy for a related family member due to Natural Disaster

- a. When a natural disaster occurs, a recreational vehicle may be placed either on a residential, mixed residential or industrial lot. Situations in other districts will be considered on a case by case basis to be determined by the Land Use Administrator and Mayor.
- b. Prior to the placement of a recreational vehicle in districts as stated above, the Land Use Administrator, Chief Building Official/Ordinance Enforcement Director and City Council Clerk shall review all requirements, as established by Administration, as to whether the recreational vehicle will be allowed. In the absence of either the Land Use Administrator, Chief Building Official/Ordinance Enforcement Director or City Council Clerk, the Mayor shall be authorized to sign as a third signature.
- c. The temporary placement of a recreational vehicle shall not exceed a 6-month period from the date the recreational vehicle is placed on property, unless voted on by the Land Use Commission and City Council.
- d. Any applicant aggrieved by the decision of the Land Use Administrator, Chief Building Official/Ordinance Enforcement Director and City Council Clerk, may be placed on the next available Land Use and City Council agenda.
- e. The enforcement of the temporary placement of recreational vehicle for occupancy for a related family member due to natural disaster shall be the duty of the Land Use Administrator and the Chief Building Official/Ordinance Enforcement Director.
- f. Any person violating this subsection shall be punished by a \$100.00 fine each day the violation occurs.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 18th day of September, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution amending Article IV, Part 2, Section 2 of the Land Use Ordinance of the City of Sulphur to allow for subsection (8) Building Materials. After Mr. McMullen explained this amendment, Bill LeBlanc addressed the Commission and stated that the homes that he builds out of metal are more efficient and the metal has a warranty for 50 years. His homes upgrade the area and bring a lot more revenue to the City. After discussion, motion was made by Mr. Lawrence seconded by Mr. McMullen that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION AMENDING ARTICLE IV, PART 2 – SPECIAL USES, SECTION 2 OF THE LAND USE ORDINANCE OF THE CITY OF SULPHUR –DEVELOPMENT STANDARDS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article IV, Part 2-Special Uses, Section 2 of the Land Use Ordinance of the City of Sulphur to read as follows:

Section 2. – Development Standards.

(8) Building Materials.

(a) *Residential/Mixed Residential Districts.* The exterior elevation on street sides and both sides of the primary structure shall have an exterior surface of brick, stone, architectural block, Fiber Cement Siding (such as “Hardie Board”), stucco, glass, wood or vinyl siding.

(b) *Business/Commercial Districts.* The front elevation of all primary buildings shall have an exterior surface of brick, stone, architectural block, Fiber Cement Siding (such as “Hardie Board”), stucco, glass, wood or vinyl siding.

(c) *Industrial Districts.* Standard metal building panels are permitted.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 18th day of September, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting an extension for a rezone from Residential District to Commercial District to James Guidry, 1813 Owen Street. Mr. Guidry addressed the Commission and stated that he has about 40 cases of cooking wine and has some in about 20 stores. He isn't making any more wine but they won't let him shut his business down since he still has some left to sell. Motion was then made by Mr. Lawrence seconded by Mrs. Carroll that the following amendment be made:

- that they do hereby grant a one-year extension (i.e. September 17, 2018)

Motion carried unanimously.

Motion was then made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

Resolution granting a fourth extension for a Rezone from Residential District to Commercial District to James Guidry, 1813 Owen Street, to allow for the continuance of the non-beverage cooking wine sales.

WHEREAS, on August 17, 2009, Land Use Commission adopted Resolution which rezoned 1813 Owen Street from Residential District to Commercial District for a 24-month period to allow for production, bottling and packaging of non-beverage cooking wines; and

WHEREAS, on October 17, 2011, Land Use granted a 24-month extension for said rezone from Residential to Commercial; and

WHEREAS, on October 21, 2013, Land Use granted another 24-month extension for said rezone from Residential to Commercial; and

WHEREAS, on October 19, 2015, Land Use granted another 24-month extension for said rezone from Residential to Commercial; and

WHEREAS, applicant no longer produces, bottles or packages the non-beverage cooking wine; and

WHEREAS, since there are still bottles of the non-beverage cooking wine to be sold, applicant is requesting another extension.

NOW THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a one-year extension (i.e. September 17, 2018) for the rezone to James Guidry, 1813 Owen Street, from Residential to Commercial to all for the continuance of the non-beverage cooking wine sales.

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.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 18th day of September, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

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

9/18/17

6:30 P.M.