

(This meeting was regularly scheduled for Tuesday, January 16, 2018 but due to freezing weather conditions it was rescheduled to January 18, 2018)

January 18, 2018

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 January, 2018, 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 Mrs. Carroll seconded by Mr. Lawrence that the minutes of the previous meeting stand as written. Motion carried unanimously.

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

The only item on the agenda is a resolution accepting final plat from William LeBlanc for property located at 622 West Lincoln Street. Mr. LeBlanc addressed the Commission and stated that he can legally put two houses on these lots but he wants to make the lots equal in size so the houses could look more uniform. Mike Moore stated that Mr. Daigle, Land Use Administrator, did not have any objection to this final plat.

Donna Brown, resident of Lincoln Street, stated that she objects to this final plat. Mr. LeBlanc will build his metal houses on these two lots and that will bring our property value down. He owns one of these metal houses on North Crocker Street and it's an eyesore. They

have stuff all under the carport and it's look like a flea market. Mr. Moore stated that the City has an Ordinance Enforcement Department that can take care of this situation. Mrs. Carroll stated that the Land Use Commission adopted a "façade" ordinance and wanted to know if it was in effect yet. Mrs. Blanchard, Secretary, stated that City Council table it indefinitely at their October 10, 2017 meeting. Mr. LeBlanc, property owner, stated that he has evicted the elderly woman from this house and she has until February 1st to move out. The lady has no where to go and he had been trying to work with her but he finally had to evict her. Mr. LeBlanc also stated that there's a house on Lincoln Street, near his property, that has a bad drug problem and it needs to be taken care of. Motion was then made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting final plat from William LeBlanc for property located at 622 West Lincoln Street

WHEREAS, in accordance with Appendix B, Article III, Part 2, Section 1 (6) (c) of the Code of Ordinances of the City of Sulphur, application has been received from William LeBlanc, to accept final plat and revise the Land Use Map for property located at 622 West Lincoln Street for property described as follows:

WEST PARCEL:

THE WEST 7.5 FEET OF LOT TEN (10) AND THE EAST 35.0 FEET OF LOT 9 (NINE) OF BLOCK TWO (2) OF EAST END SUBDIVISION, A SUBDIVISION IN THE NORTHWEST QUARTER (NW/4) OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, AS PER PLAT RECORDED AT FILE NO. 195122, RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 0.146 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

EAST PARCEL:

THE EAST 42.50 FEET OF LOT TEN (10) OF BLOCK TWO (2) OF EAST END SUBDIVISION, A SUBDIVISION IN THE NORTHWEST QUARTER (NW/4) OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST,

LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, AS PER
PLAT RECORDED AT FILE NO. 195122, RECORDS OF CALCASIEU
PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 0.145 ACRES, MORE OR
LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR
EASEMENTS OF RECORD OR BY USE.

WHEREAS, acceptance of final plat is contingent upon the variance being granted by the
Board of Zoning Adjustment of the City of Sulphur on January 16, 2018; and

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 William LeBlanc and revise
the Land Use Map for property located at 622 West Lincoln 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 January, 2018.

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

1/18/18
5:40 P.M.