

September 21, 2009

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its regular meeting place at City Hall, Sulphur, Louisiana, at 5:30 p.m., on the 21st day of September, 2009, after full compliance with the convening of said meeting, with the following members present:

TROY DARBY, Land Use Commission of District 2  
JOHNNY PEEL, Land Use Commission of District 3  
LAWRENCE DAVID, Land Use Commission of District 4  
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT, EARL DORMAN, Land Use Commission of 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. Peel.

The Chairman asked if there were any changes to the agenda. Motion was made by Mr. Darby seconded by Mr. Lawrence that the agenda stand as written. Motion carried.

The first item on the agenda is a resolution granting a variance to Charlotte Ford, 709 West Verdine Street, to allow for an 11 ½' x 9' awning to be located 1 foot from the west property line. Mrs. Ford stated that she wants to put her lawnmower and weedeater under the awning. Kenneth Bellinger, next door neighbor, stated that the awning extends over her fence. The water run-off will be between his fence and hers. Mrs. Ford has plenty of room on the east side of her house to put the awning. Three sides of the structure will be closed-in. Keith Berry, Building Inspector, stated that the structure does

meet the Fire Code. Mr. Bellinger also stated that Mrs. Ford has done numerous additions on her house and has never obtained a building permit. He felt that enough was enough when she started putting the awning up without a permit. Mr. Berry stated that the Inspections Department requires that a gutter be put on the west side of the awning to eliminate the run-off going on the neighbors' property. Motion was made by Mr. Darby seconded by Mr. Lawrence that the following stipulation be added:

-Gutter and down-spout shall be installed on west side of awning and water runoff shall be directed to canal.

Motion carried.

Motion was then made by Mr. Darby seconded by Mr. Peel that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution granting a variance to Charlotte Ford, 709 West Verdine Street, to allow for an 11 ½' x 9' awning to be located 1 foot from west property line.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Charlotte Ford, 709 West Verdine Street, to allow for an 11 ½' x 9' awning to be located 1 foot from west property line with the following stipulations:

1. Gutter shall be installed on west side of awning which shall extend to canal.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mr. Peel, Mr. Lawrence

NAYS: Mr. David

ABSENT: Mr. Dorman

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of September, 2009.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting a variance to Johnny and Cherie Thomas, corner of McArthur and Truman, to allow for two single family dwellings to be located on two 4,500 sq. ft. lots rather than 6,000 sq. ft. lots. Mr. Thomas stated that he wants to build two single family dwellings on a 90'x100' lot. There are 6 lots on the block that are 50' wide and 2 lots are a little bigger. John Bruce, Land Use Administrator, stated that the lots in this neighborhood range from 4,000 to 6,000 sq. ft. Mr. Darby stated that the design of the home is good for the neighborhood. There are homes behind Walgreen on Maplewood Drive that are so close together and they don't even belong in the area but the City allowed them. Mr. Thomas stated that he and his wife live in this neighborhood so they want to build something nice. Mr. Thomas also stated that these homes will be rented, not sold. Mayor LeLeux stated that this area is the Garden District of Sulphur. The City adopted zoning to revitalize areas of Sulphur. The size of this lot is against what the City wants and against the nature of zoning. The design is fine but why do we have zoning. The Land Use Commission and Council say "yes" to every issue that comes before them. We have so many exceptions in the city now. Mr. Darby asked the Mayor if he was against rental property. Mayor LeLeux stated, no. He's not against renting property; he's just against the size of the lot. Mr. Lawrence stated that the City is working on a Comprehensive Plan for the entire City and this may not work with our plan. Motion was then made by Mr. Darby for approval of resolution.

Motion died for lack of second.

And the said resolution died for lack of second on this 21<sup>st</sup> day of September, 2009.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting an exception to William Downs, 2428 East Napoleon Street, to allow for two duplexes. Mr. Downs, stated that he would like to build one duplex and then get rid of the older structure in the back of the property. Once the structure in the back is gone he will build another duplex. Eventually both existing structures will be removed from the property. Motion was made by Mr. Lawrence seconded by Mr. Darby that the following stipulation be added:

1. Privacy fence being constructed adjacent to Residential Land Uses
2. Site drainage plan acceptable to the City be submitted with the Building Permit application.

Motion carried.

Motion was then made by Mr. Peel seconded by Mr. Darby that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution granting an exception to William Downs, 2428 East Napoleon Street, to allow for two duplexes.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an exception to William Downs, 2428 East Napoleon Street, to allow for two duplexes with the following stipulations:

1. Privacy fence being constructed adjacent to Residential Land Uses
2. Site drainage plan acceptable to the City be submitted with the Building Permit application.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Dorman

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of September, 2009.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution authorizing the zoning of a piece of property (Business District) owned by Calvin Broussard, north corner of Dubach and Cities Service Hwy. Mr. Lawrence stated that Mr. Broussard is building an ice dispensing machine. This property was once DOTD right-of-way and it wasn't zoned. Now that Mr. Broussard has purchased the property the City can zone it. Mr. Berry stated that his office can't release any permits until they know what the property is zoned. Motion was then made by Mr. Darby seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution authorizing the zoning of a piece of property to Business District owned by Calvin Broussard, north corner of Dubach and Cities Service Hwy.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby authorize the zoning of a piece of property to Business District owned by Calvin Broussard, north corner of Dubach and Cities Service Hwy.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Dorman

And the said resolution was declared duly adopted on this 21<sup>st</sup> day of September, 2009.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LAWRENCE DAVID, Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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LAWRENCE DAVID, Chairman

9/21/09  
6:12 P.M.