

JANUARY 16, 2007

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 5:00 p.m., on the 16th day of January, 2007, after full compliance with the convening of said meeting, with the following members present:

TROY DARBY, Land Use Commission of District 2
JOHNNY BERGERON, Land Use Commission of District 3
LAWRENCE DAVID, Land Use Commission of District 4
GERIT LAWRENCE, Land Use Commission of District 5

ABSENT: JAY SHELTON, Land Use Commission of District 1

After the meeting was called to order and the roll called with the above results, prayer and the Pledge of Allegiance was led by Mr. Lawrence.

The Chairman asked if there were any changes to the agenda. Motion was made by Mr. Lawrence seconded by Mr. David that the agenda be amended to add #6 & 7 and to amend the wording in #5. Motion carried. Motion was then made by Mr. Lawrence seconded by Mr. David that the agenda be adopted as changed. Motion carried.

The first item on the agenda a resolution authorizing the extension of a six month temporary permit which allows for temporary placement of travel trailers and/or mobile homes on residential property for living purposes during reconstruction of damages caused by Hurricane Rita for the following addresses:

Permits obtained in July, 2006 for 6 month extensions

Address

**Council
District**

206 Avilia

1

221 Avilia	1
227 Brimstone	1
841 Brimstone	1
906 Cass	1
702 Live Oak	1
210 Roberta	1
1033 Verdine	1
407 Invader	2
401 Landry	2
1521 LeBlanc	2
214 Lightening	
306 Parish	2
619 Stanford	2
208 E. Thomas	2
1413 Weekly	2
931 Alice	3
933 Alice	3
2028 Carr #1	3
626 Dave	3
1115 Elm	3
719 Elm	3
624 Maple	3
1302 Melanie	
1218 Sherwood	3
230 Tamarack	3
1401 Forest	4
1017 Shasta #8	4
1017 Shasta #9	4
3812 Maplewood Drive	5
101 Vine	5

Motion was then made by Mr. Lawrence seconded by Mr. Darby that the above addresses be granted a 6 month extension and passed on to City Council for their ratification. Motion carried.

The next item on the agenda a resolution allowing Wayne Smith, 1513 LeBlanc Street, to rezone from Residential District to Mixed Residential District to allow for a duplex. Wayne Smith, 216 Pinoak, addressed the Commission and stated that the home located at 1513 LeBlanc Street burned in December, 2006. He wants to demolish what's left and build duplexes. He also stated that he has spoke to the neighbors and they had no

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

RESOLUTION

Resolution to allow Wayne Smith, 1513 Leblanc Street, for a rezone from Residential District to Mixed Residential District to allow for a duplex.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, that they do hereby allow Wayne Smith, 1513 Leblanc Street, for a rezone from Residential District to Mixed Residential District to allow for a duplex.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Shelton

And the said resolution was declared duly adopted on this 16th day of January, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution allowing Larry Trahan, Broussard Road, to rezone from Residential District to Mixed Residential District to allow for the possibility of 12 mobile homes. Larry Trahan, 739 Broussard Road, addressed the Commission and stated that he wants to either build apartment complexes plus put mobile homes in this area. There will probably be less than 12 mobile homes and these mobile homes will only be located in the back of the property. The duplexes will be located in the front on Henning Drive. He also stated that he has spoke to the Fire Inspector about the proposed road and the Inspector said his plans were good. He will blacktop the road coming off of Henning Drive.

Mr. Dennis Bergeron stated that he wasn't sure about the drainage because these were not definite plans. He's proposing duplexes and mobiles but not sure where he is putting anything. Mr. Berry, Inspector, stated that he gave Mr. Trahan the documents pertaining to the road and he needed to follow those rules.

Larry Trahan, Sr. addressed the Commission and stated that he will put limestone on the road first, roll it, then lay the blacktop on top of the limestone.

Leslie Jackson, 746 Broussard Road, addressed the Commission and stated that she recently purchased her home and doesn't support this rezone. She has saved for many years to purchase this home in a residential neighborhood and to have this area rezoned would be detrimental to the area. There are enough trailer parks on this road already. She then presented the Commission with a petition from the neighbors and stated that she will get many more signatures for the next meeting.

Mr. Broussard, Henning Drive, addressed the Commission and stated that he is also opposed to this rezone. He lives across the street from the Trahans and he has to look at their trailer park everyday that is not in compliance. The trailer park they own is not a nice one and all the trailers need repairs.

Matt Frye, 2205 Broussard Road, addressed the Commission and stated that if Mr. Trahan rezones from Residential to Mixed Residential this will bring the property value of the neighborhood down and he can't afford this loss.

Vicki Peveto, 1357 Henning Drive, addressed the Commission and stated that she agrees with Mr. Broussard. The neighborhood is surrounded by trailer parks and doesn't need another one.

Mr. Trahan addressed the Commission again and stated that he will build more duplexes than mobile homes. Mr. Darby stated that Mr. Trahan needs to look at the option of coming back to the Commission with definite plans with just duplexes and he may not have that much opposition. Mr. Lawrence stated that the mobile home parks on Henning Drive are in bad condition. He then asked Mr. Trahan if all his mobile homes had skirting. Mr. Trahan stated, no. Mr. Trahan then stated that the city has adopted an ordinance with new regulations that control mobile homes that are in bad shape from coming into the city.

After discussion, motion was made by Mr. Lawrence seconded by Mr. Darby that the following resolution be tabled until February 21, 2007:

RESOLUTION

Resolution to allow Larry Trahan, Broussard Road, for a rezone from Residential District to Mixed Residential District to allow for the possibility of 12 mobile homes.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Shelton

And the said resolution was declared tabled until February 21, 2007 on this 16th day of January, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution amending Article III, Part I, Section 1 (1) of the Land Use Ordinance to allow for term limits of Commission. Motion was made by Mr. Darby seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Article III, Part I, Section 1 (1) of the Land Use Ordinance to allow for term limits of Commission.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article III, Part I, Section 1 (1) of the Land Use Ordinance to read as follows:

(1) Membership

- (a) The Land Use Planning Commission of the City of Sulphur shall be appointed by the Sulphur City Council. This commission shall consist of (5) five members with each Councilman appointing (1) one person from their district. These terms shall run concurrent with the Sulphur City Council.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Shelton

And the said resolution was declared duly adopted on this 16th day of January, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution amending Article IV, Part 3, Section 4 Business District of the Land Use Ordinance of the City of Sulphur. Motion was made by Mr. Lawrence seconded by Mr. Darby that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Article IV, Part 3, Section 4 Business District of the Land Use Ordinance of the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur that they do hereby amend Article IV, Part 3, Section 4 to read as follows:

Section 4

BUSINESS DISTRICT (B)

(1) Purpose:

This district is intended to provide an area of general commerce devoted to a healthy economic environment while minimizing impacts on more fragile areas.

(2) Permitted Uses:

- (a) All uses as permitted in residential, mixed residential and mobile home land use classifications
- (b) General retail sales - service establishments
- (c) Offices
- (d) Financial institutions
- (e) Restaurants (sit down, drive through & drive in)
- (f) Entertainment. (Establishments whose gross receipts for the sale of alcoholic beverages constitute less than 50% of their overall gross receipts)

(3) Development Standards

- (a) No front foot dimension of a lot shall be less than 50 feet. The total area of a lot shall not be less than 6,000 square feet.

(1) Exception. No front foot dimension of any lot in a cul-de-sac shall be less than 30 feet and a total area of a lot shall not be less than 10,000 square feet. In a cul-de-sac with a front foot of 50 feet or more the lot shall not be exempt from the requirement of (b) of Article IV, Part 3, Section 4 (3).

- (b) All development in the Business District shall conform to the development standards set out in the following table:

Distance measured from front, side and rear of structure shall measured from the overhang/eave of the structure.

<u>USE</u>	<u>DENSITY</u>	<u>LOT SIZE</u>	<u>FRONT</u>	<u>SIDE</u>	<u>REAR</u>	<u>HEIGHT</u>
------------	----------------	-----------------	--------------	-------------	-------------	---------------

Single family	7 du/a	6000 sf	20 ft	5 ft	10 ft	35 ft
Multi-Family	18 du/a	6000 sf	20 ft	5 ft	10 ft	50 ft
Retail & Service	FAR .5	5000 sf	20 ft	5 ft	10 ft	50 ft
Offices, Restaur.& Entert.	FAR 1	5000 sf	20 ft	5 ft	10 ft	50 ft
Wholesaling, warehousing, light-manufacturing Inst. & Public Use	FAR 1	10000 sf	20 ft	5 ft	10 ft	50 ft
Hotels & Motels	FAR 1	25000 sf	20 ft	5 ft	10 ft	50 ft
Schools, Churches, Kennels	-----	10000 sf	20 ft	5 ft	10 ft	50 ft
Bars	FAR 1	5000 sf	20 ft	5 ft	10 ft	50 ft
Rec. Facil.	FAR .5	10000 sf	20 ft	5 ft	10 ft	50 ft

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Shelton

And the said resolution was declared duly adopted on this 16th day of January, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution amending Article IV, Part 3, Section 5 of the Land Use Ordinance of the City of Sulphur. Motion was made by Mr. Lawrence seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Article IV, Part 3, Section 5 of the Land Use Ordinance of the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana that they do hereby amend Article IV, Part 3, Section 5 to read as follows:

Section 5 COMMERCIAL DISTRICT (C)

(1) Purpose:

This district is intended to provide an area of commercial activity devoted to a healthy economic development while managing impact on more fragile areas.

(2) Permitted Uses:

- (a) All uses as permitted in business district classification except single family detached residence.
- (b) Kennels
- (c) Hotels & motels
- (d) Recreational facilities
- (e) Light manufacturing, wholesaling and warehousing
- (f) Institutions
- (g) Bars (Only on Major Arterial Streets and Interstate Highways)
- (h) Entertainment (Establishment whose gross

receipts for the sale of alcoholic beverages constitutes 50% or more of their overall gross receipts) (On Major Arterial Streets and Interstate Highways)

(3) Development Standards

(a) No front foot dimension of a lot shall be less than 50 feet. The total area of a lot shall not be less than 6,000 square feet.

(2) Exception. No front foot dimension of any lot in a cul-de-sac shall be less than 30 feet and a total area of a lot shall not be less than 10,000 square feet. In a cul-de-sac with a front foot of 50 feet or more the lot shall not be exempt from the requirement of (b) of Article IV, Part 3, Section 5 (3).

(b) All development in the Commercial District shall conform to the development standards set out in the following table:

Distance measured from front, side and rear of structure shall measured from the overhang/eve of the structure.

USE	DENSITY	LOT SIZE	FRONT	SIDE	REAR	HEIGHT
Multi-Family	18 du/a	6000 sf	20 ft	5 ft	10 ft	50 ft
Retail & Service	FAR .5	5000 sf	20 ft	5 ft	10 ft	50 ft
Offices, Restaur.& Entert.	FAR 1	5000 sf	20 ft	5 ft	10 ft	50 ft
Wholesaling, warehousing, light-manufacturing Inst. & Public Use	FAR 1	10000 sf	20 ft	5 ft	10 ft	50 ft
Hotels & Motels	FAR 1	25000 sf	20 ft	5 ft	10 ft	50 ft

Schools, Churches, Kennels	-----	10000 sf	20 ft	5 ft	10 ft	50 ft
Bars	FAR 1	5000 sf	20 ft	5 ft	10 ft	50 ft
Rec. Facil.	FAR .5	10000 sf	20 ft	5 ft	10 ft	50 ft

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Shelton

And the said resolution was declared duly adopted on this 16th day of January, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution amending the Land Use Ordinance of the City of Sulphur, Louisiana, to provide for Article IV, Part 3, Section 6 – Industrial District. Motion was made by Mr. Lawrence seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending the Land Use Ordinance of the City of Sulphur, Louisiana, to provide for Article IV, Part 3, Section 6 – Industrial District

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend the Land Use Ordinance to provide for Article IV, Part 3, Section 6 – Industrial District to read as follows:

INDUSTRIAL DISTRICT

(1) Purpose

To provide an area suitable for the development of intense commercial and manufacturing uses and to limit uses in the district to those which are tolerant of increased levels of noise, traffic, odor, particular matter and other activities excluding those uses prohibited by law.

(2) Permitted Uses

- (a) All uses as permitted in Business District (B) land use classification except single family detached, multi-family, mobile home and schools.
- (b) Airports
- (c) General industrial uses
- (d) Agriculture

(3) Non-Permitted Uses

- (a) Hazardous waste disposal facilities
- (b) Solid waste disposal facilities
- (c) Heavy industry 24 hour manufacturing facility except in developed industrial parks.

(4) Development Standards

- (a) No front foot dimension of a lot shall be less than 50 feet. The total area of a lot shall not be less than 6,000 square feet.
 - (1) Exception. No front foot dimension of any lot in a cul-de-sac shall be less than 30 feet and a total area of a lot shall not be less than 10,000 square feet. In a cul-de-sac with a front foot of 50 feet or more the lot shall not be exempt from the requirement of (a) of Article IV, Part 3, Section 6 (4).
- (b) All development in the Industrial District shall

conform to the development standards set out in the following table:

USE	DENSITY	LOT SIZE	FRONT	SIDE	REAR	HEIGHT
Retail & Service	FAR .5	5000 sf	20 ft	5 ft	10 ft	50 ft
Offices, Restaur.& Entert.	FAR 1	5000 sf	20 ft	5 ft	10 ft	50 ft
Wholesaling, warehousing, light-manufacturing Inst. & Public Use	FAR 1	10000 sf	20 ft	5 ft	10 ft	50 ft
Hotels & Motels	FAR 1	25000 sf	20 ft	5 ft	10 ft	50 ft
Kennels	-----	10000 sf	20 ft	5 ft	10 ft	50 ft
Rec. Facil.	FAR .5	10000 sf	20 ft	5 ft	10 ft	50 ft
Airport						
General Industrial		25000 sf	25 sf	25 ft	25 ft	
Agriculture						

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Shelton

And the said resolution was declared duly adopted on this 16th day of January, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

1/16/07
5:50 P.M.