

October 18, 2021

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, held at 5:30 p.m., on the 18th day of October 2021, after full compliance with the convening of said meeting with the following members present:

PHYLLIS WILSON, Land Use Commission District 2  
ROBIN BAUDOIN, Land Use Commission District 4  
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT: LENORE CARROLL, Land Use Commission District 1  
VERONICA ALLISON, Land Use Commission District 3

After the meeting was called to order and the roll called with the above results, prayer was led by Mr. Brazzell followed by the reciting of the Pledge of Allegiance led by Ms. Baudoin.

After the meeting was called to order and the roll called with the above results, motion was made by Ms. Baudoin seconded by Mrs. Wilson that the minutes from the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mrs. Wilson seconded by Ms. Baudoin that the agenda stand as written.

Motion carried unanimously.

The first item on the agenda is a resolution granting an Exception to Lettie Jones, Debra Peco and Linda Peco, 1418 Cypress Street, to allow for a mobile home in a Business District. Motion was made by Mrs. Wilson seconded by Ms. Baudoin that the following resolution be adopted to-wit:

## RESOLUTION

Resolution granting an Exception to Lettie Jones, Debra Peco and Linda Peco, 1418 Cypress Street, to allow for a mobile home in a Business District.

WHEREAS, application has been received from Lettie Jones, Debra Peco and Linda Peco, 1418 Cypress Street, to allow for a mobile home 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 Lettie Jones, Debra Peco and Linda Peco, 1418 Cypress Street, to allow for a mobile home in a Business District, in accordance with Article IV, Part 3, Section 4 (3) of the Land Use ordinance for the following property description:

COM 1338.7 FT E OF SW COR N/2 SW 35.9.10, E ON S LINE OF SAID  
LAND 208.7 FT, N 228.7 FT ETC, SUBJ TO PUB RD R/W OFF S/S AND  
LESS 0.09 ACS TO PARC#9-8 CYPRESS STREET

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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.**

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur Louisiana, that they do hereby grant an Exception to Lettie Jones, Debra Peco and Linda Peco, 1418 Cypress Street, to allow for a mobile home in a Business District.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Ms. Baudoin, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Carroll, Mrs. Allison

And the said resolution was declared duly adopted on this 18th day of October, 2021.

ATTEST:

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ARLENE BLANCHARD, Secretary

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JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting the subdividing of lots into 2 conforming lots to Seed Investments, LLC, property located at 543 North Claiborne Street. Motion was made by Ms. Baudoin seconded by Mrs. Wilson that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution granting the subdividing of lots to Seed Investments, LLC, property located at 543 North Claiborne Street.

WHEREAS, in accordance with Chapter 18, Section 2 (c) and Appendix B, Article III, Part I, Section 1, (6) (c) and (e) of the Code of Ordinances of the City of Sulphur, application has been received from Seed Investments, LLC, 543 North Claiborne Street, for property described as follows:

#### **TRACT A**

COMMENCING 30.00 WEST AND 688 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2-E/2-SE/4) OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE NORTH 01°46'42" EAST A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING FOR TRACT A; THENCE NORTH 88°48'53" WEST A DISTANCE OF 150.14 FEET; THENCE NORTH 01°54'18" EAST A DISTANCE OF 68.00 FEET; THENCE SOUTH 88°49'24" EAST A DISTANCE OF 150.00 FEET; THENCE SOUTH 01°46'42" WEST A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.23 ACRES, MORE OR LESS.

#### **TRACT B**

COMMENCING 30.00 WEST AND 688 FEET NORTH OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2-E/2-SE/4) OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE MEASURED NORTH 88°48'51" WEST A DISTANCE OF 150.29 FEET (CALL 150 FEET); THENCE NORTH 01°54'18" EAST A DISTANCE OF 68.00 FEET; THENCE SOUTH 88°48'53" EAST A DISTANCE OF 150.14 FEET; THENCE SOUTH 01°46'42" WEST A DISTANCE OF 68.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 0.23 ACRES, MORE OR LESS.

WHEREAS, this subdividing of lots is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said 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 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 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 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 grant the subdividing of lots to Seed Investments, LLC, 543 North Claiborne Street.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Ms. Baudoin, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Carroll, Mrs. Allison

And the said resolution was declared duly adopted on this 18th day of October, 2021.

ATTEST:

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ARLENE BLANCHARD, Secretary

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JONATHAN BRAZZELL, Chairman

The next item on the agenda is an extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:

- a. To extend temporary housing in a recreational vehicle at 713 Cass Street, in accordance with Ordinance No. 1693.
- b. To extend temporary housing in a recreational vehicle at 4805 Maplewood Drive, in accordance with Ordinance No. 1693.

- c. To extend temporary housing in a recreational vehicle at 102 Madison Street, in accordance with Ordinance No. 1693.
- d. To extend temporary housing in a recreational vehicle at 2405 Roxton Street, in accordance with Ordinance No. 1693.
- e. To extend temporary housing in a recreational vehicle at 309 Morgan Road, in accordance with Ordinance No. 1693.
- f. To extend temporary housing in a recreational vehicle at 145 Beauregard Avenue, in accordance with Ordinance No. 1693.
- g. To extend temporary housing in a recreational vehicle at 411 Bowie Street, in accordance with Ordinance No. 1693.
- h. To extend temporary housing in a recreational vehicle at 1714 Loretto Avenue, in accordance with Ordinance No. 1693.
- i. To extend temporary housing in a recreational vehicle at 1901 Olene Drive, in accordance with Ordinance No. 1693.
- j. To extend temporary housing in a recreational vehicle at 1316 East Burton Street, in accordance with Ordinance No. 1693.
- k. To extend temporary housing in a recreational vehicle at 851 McArthur Street, in accordance with Ordinance No. 1693.
- l. To extend temporary housing in a recreational vehicle at 825 North Claiborne Street, in accordance with Ordinance No. 1693.

After several property owners addressed the Commission, motion was made by Mrs.

Wilson seconded by Ms. Baudoin for a 5-minute recess (5:55 p.m.).

Motion carried unanimously.

Motion was then made by Ms. Baudoin seconded by Mrs. Wilson that the meeting reconvene (5:57 p.m.).

Motion carried unanimously.

Motion was then made by Ms. Baudoin seconded by Mrs. Wilson that the above addresses be granted a 6-month extension.

Motion carried unanimously.

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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JONATHAN BRAZZELL, Chairman

10/18/21  
6:00 P.M.