

APRIL 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 April, 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. Darby.

The Chairman asked if there were any changes to the agenda. With no changes made, motion was made by Mr. Lawrence seconded by Mr. Darby that the agenda stand.

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 October, 2006 for 6 month extensions

<u>Address</u>	<u>Council District</u>
914 N. Claiborne	1
613 S. Crocker	2
215 Evelyn	1
605 Stanford	2
1122 Verdine #34	1
219 Pearl	2

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 granting a variance to Allen Oliver, 2502 Allen Street, to allow for a mobile home for a 6 month period. Mr. Oliver stated that this is a temporary variance. After the 6 month period, the mobile home will be moved off. A fire destroyed his home on March 5, 2007 and his family of 5 has been living in a hotel. Motion was made by Mr. Lawrence seconded by Mr. Darby that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Allen Oliver, 2502 Allen Street, to allow for a mobile home for a 6 month period.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to allow for a mobile home for a 6 month period.

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 April, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution granting a variance to James Andersen, 131 A Mustang Street, from Residential District to Mixed Residential District to allow for a mobile home. Mr. Andersen stated the he has sold his home and is in the process of buying property in Carlyss to build another home. He would like to move a mobile home on Mustang Street for a period of 12-16 months until his home is built in Carlyss. Once the home is built he will then move the mobile home off Mustang Street. Mr. Lawrence then asked Mr. Andersen what if the weather doesn't permit you to build your home in 16 months. Mr. Andersen stated that he will still move the mobile home off. At this time motion was made by Mr. Lawrence seconded by Mr. Darby that this rezone be changed to a variance. Motion carried.

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

RESOLUTION

Resolution to allow James Anderson, 131 A Mustang, for a rezone from Residential District to Mixed Residential District to allow for a mobile home for a 12-16 month period.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, that they do hereby allow James Anderson, 131 A Mustang, for a rezone from Residential District to Mixed Residential District to allow for a mobile home for a 12-16 month period.

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 April, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution granting a rezone for Larry Trahan, southeast corner of Henning Drive and Broussard Road, from Residential District to Mixed Residential District to allow for the possibility of 12 duplexes. Mr. Trahan stated that he would like to build 6 duplexes and 6 single family homes. He feels these homes will bring the value of the neighborhood up. He then presented the Commission a petition of signatures in support of the rezone. Matt Redd addressed the Commission and stated that from Henning Drive to I-10 is multi-family so the property value will not be devalued.

Gerry Navarre, 1031 Invader, addressed the Commission and stated that he was in opposition of the rezone. From Ruth Street to Beglis Street there are approximately 187 mobile homes in this area. We don't need any more. When Mr. Trahan bought this property he knew that it was zoned residential.

Willy Broussard, 1325 Henning Drive, stated that he was not against duplexes being built on this property but not mobile homes. Mr. Trahan doesn't keep his mobile home park up to city code. The City has to force him to do things. He will do the same thing with this property in question. Mr. Lawrence stated that the letter that Mr. Trahan submitted from his attorney said that there would be no mobile homes on the property.

Mr. Darby stated that Mr. Trahan would not have to have this property rezoned if he could build single family dwellings. Jaime Trahan stated that there will be 6 duplexes

and 6 single family dwellings. Mr. David asked Mr. Trahan how many trailers are skirted in his park. Mr. Trahan stated that none are skirted at this time but they are soon going to start. They have 36 trailers they will be working on but this rezone is not about their trailer park.

Matt Frey addressed the Commission and stated that any realtor will tell you any time you go from Residential to Mixed Residential that is devaluing the property.

Mr. Darby suggested to Mr. Trahan that he get separate lot variances so he's not rezoning that entire piece of property.

Brenda Lanthier, Gulf Lane, stated that the entire neighborhood is saturated with multi-family units. In the last 18 months the neighborhood has been vandalized. Mr. Trahan doesn't keep up his rental property and he won't keep this up either.

Mr. Redd stated that this change from Residential to Mixed Residential will not hurt the neighborhood. In this case there are a lot of multi-family units in this area.

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

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

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, that they do hereby allow Larry Trahan, Broussard Road, for a rezone from Residential District to Mixed Residential District to allow for the possibility of 12 duplexes.

Motion carried.

The next item on the agenda a resolution amending Article II, Section 2 Definitions, to provide for Modular Homes. Motion was made by Mr. Lawrence seconded by Mr. Darby that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Article II, Section 2 Definitions, to provide for Modular Homes.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article II, Section 2- Definitions to read as follows:

Modular Home

A Modular home is a home that is built in modules at a factory. Modules are transported to the home site on flat bed trucks. Unlike manufactured homes, Modular homes conform to all state, local and regional codes where the home is to be located.

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 April, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a discussion concerning amending the Land Use Ordinance to provide for Commercial Tier and Industrial Tier. Mr. Bergeron stated that this will allow for more tiers. Dennis Bergeron, Administrator, asked how and when do they start rezoning to Commercial. Mr. Lawrence stated that the Commission will re-designate the areas in question. This is not widespread, most already meet the criteria. Mr. Bergeron asked that this item be put on May agenda as a resolution.

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

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

4-16-07