

MAY 21, 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 21ST day of May, 2007, after full compliance with the convening of said meeting, with the following members present:

JAY SHELTON, Land Use Commission of District 1
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

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

The Chairman asked if there were any changes to the agenda. Motion was made by Mr. Darby seconded by Mr. David that 841 Brimstone be added to item #8, and #6 and #7 be removed from the agenda. Motion carried.

The first item on the agenda a resolution granting a variance to Tim Broussard, 329 Picard Road, to allow for the eave on the west side of workshop to be located 2 feet from the rear property line instead of the required 10 feet. Motion was made by Mr. Darby seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Tim Broussard, 329 Picard Road, to allow for the eave on the west side of workshop to be located 2 feet from the rear property line instead of the required 10 feet.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to allow for the eave on the west side of workshop to be located 2 feet from the rear property line instead of the required 10 feet.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of May, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution granting a rezone to 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, owner, addressed the Commission and stated that he spoke to all the surrounding area and he only had 4 objections to him building the duplexes. Mr. Trahan stated that he spoke to an engineer that builds roads in Lake Charles and he said that the road Mr. Trahan is building will be accommodating. Motion was then made by Mr. David seconded by Mr. Lawrence that the following stipulation be added to the resolution:

WHEREAS, the proposed road shall meet all city specifications.

Motion carried.

Mr. Lawrence then stated that they also need to take into consideration Mr. Trahan's other rental property. He owns a mobile home park and none of the mobile homes have not been skirted yet. Mr. Trahan stated that his other property has nothing to do with this rezone. Mr. Lawrence stated that it does because it sets precedence. Mr. Trahan stated that he started the skirting after he received a letter from the City but he still has a lot left to do. Mrs. Leslie Jackson, neighbor, presented the Commission with a petition from homeowners that were against this rezone. She asked the Commission if he

had to put a buffer all along his property. Mr. Drost stated that the ordinance states that he will have to put up the buffer. Mr. Drost also stated that this rezone is Mr. Trahan's 1st step. He will have to present all his plans to the inspectors and they will tell him exactly what he can and can't do. He will also present plans to Gravity Drainage for a Letter of No Objection regarding the drainage.

At this time motion was made by Mr. Lawrence seconded by Mr. Darby that the following stipulation be added to the resolution:

WHEREAS, duplexes will be constructed of wood material, a buffer shall be between mixed residential district and residential district and no trailers or mobile homes shall be allowed on said property.

Motion carried.

After a couple of residents spoke against the rezone, motion was made by Mr. Darby seconded by Mr. Shelton that the following resolution be adopted to-wit:

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 duplexes.

WHEREAS, the proposed road shall meet all city specifications; and

WHEREAS, duplexes will be constructed of wood material, a buffer shall be between mixed residential district and residential district and no trailers or mobile homes shall be allowed on said property.

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.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of May, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution granting a variance to Joann Rochester, 520 McBride Street, to allow for a mobile home to be located 8 feet from the rear property line instead of the required 10 feet and 10 feet from the front property line instead of the required 30 feet. Linda Thibodeaux, daughter of property owner, addressed the Commission and stated her mothers mobile home isn't going to be any closer to the front or back property line than her home was. They are also taking the axles off the mobile home. Her mother is getting a handicap accessible mobile home so the narrowest she could get is a 16' wide. Kim Peloquin, neighbor, addressed the Commission and stated that some of the neighbors are concerned about the safety of their children and vehicles traveling down the road. If two vehicles are traveling down that road, one vehicle has to pull over on the side of the road because the road is so narrow. If Mrs. Rochester's mobile home is going to be this close to the road then we have some concerns. Mr. David stated that if she was rebuilding her home, she could rebuild it in the exact same spot as her previous home. She would be grandfathered. Most of the homes on this road don't meet the setbacks either.

After discussion, motion was made by Mr. Lawrence seconded by Mr. Darby that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Joann Rochester, 520 McBride Street, to allow for a mobile home to be located 8 feet from the rear property line instead of the required 10 feet and 10 feet from the front property line instead of the required 30 feet.

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 to be located 8 feet from the rear property line instead of the required 10 feet and 10 feet from the front property line instead of the required 30 feet.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of May, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution granting a variance to Ladas Properties, 316 & 318 Parish Road, to allow for a duplex to be located 6 ½ feet from the rear property line instead of the required 10 feet. Randy Broussard addressed the Commission for Mr. Ladas and stated that when Mr. Ladas laid out the duplexes he laid it out according to his interpretation of the ordinance. He also stated that the ordinance needs to be clarified regarding the wording on the setbacks. We were calling the rear setback the side setback and the front setback the side setback because the duplexes don't face Parish Road they are turned sideways. Mr. Drost stated that it would be a good idea to clarify this with a change to the ordinance on the next agenda. Motion was made by Mr. Lawrence seconded by Mr. Darby that the agreement between Mr. Ladas and Mr. Alston be added to the resolution as an attachment. Motion carried.

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

RESOLUTION

Resolution granting a variance to Ladas Properties, 316 & 318 Parish Road, to allow for a duplex to be located 6 ½ feet from rear property line instead of the required 10 feet.

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 duplex to be located 6 ½ feet from rear property line instead of the required 10 feet. (See attached)

A vote was then called with the results as follows:

YEAS: Mr. Shelton, Mr. Darby, Mr. Bergeron, Mr. David, Mr. Lawrence
NAYS: None
ABSENT: None

And the said resolution was declared duly adopted on this 21st day of May, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution amending Article IV, Part 2, Section 5 (f) of the Land Use Ordinance of the City of Sulphur – Temporary Uses.

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

RESOLUTION

Resolution amending Article IV, Part 2, Section 5 (2) (f) of the Land Use Ordinance (Temporary Uses).

BE IT RESOLVED by the Land Use Commission of the City of Sulphur that they do hereby amend Article IV, Part 2, Section 5 (2) (f) of the Land Use Ordinance to read as follows:

(f) A temporary use permit may be issued by the

Administrator for the placement of a manufactured home/mobile home, not otherwise permitted in the land use district, for temporary, emergency housing in hardship cases, for a non-renewable period of up to 1 year provided that the following conditions are met:

- (1) Written certification of medical and/or economic hardship is presented to the administrator stating the nature and intent of condition.
- (2) The manufactured home/mobile home is adjacent to the lawfully permitted house or housing unit of one related by blood or marriage.
- (3) A permit be issued for the temporary manufactured home/mobile home.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of May, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next 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 November, 2006 for 6 month extensions

Address

**Council
District**

502 Barrett	1
825 Claiborne	1
841 Brimstone	1

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

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

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

5/21/07