

June 20, 2022

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its temporary meeting place located at 1551 East Napoleon Street, Sulphur, Louisiana, held immediately following the Board of Zoning Adjustment meeting at 5:30 p.m., on the 20th day of June, 2022, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
SAM MESUCH, Land Use Commission District 2
VERONICA ALLISON, Land Use Commission District 3
ROBIN BAUDOIN, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District 5

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

Motion was then made by Mr. Brazzell seconded by Mrs. Carroll that item #2 be removed from the agenda.

Motion carried unanimously.

Motion was then made by Mrs. Carroll seconded by Ms. Baudoin that the agenda stand as amended.

Motion carried unanimously.

At this time Mrs. Allison presented Mr. Brazzell with a plaque in appreciation for serving as Chairman of the Board of Zoning Adjustment and Land Use Commission from May, 2021 to April, 2022.

The first item on the agenda is a resolution granting a rezone to Christopher Hill, 420 Invader Street, from Residential to Mixed Residential to allow for a mobile home. Motion was

made by Ms. Baudoin. There was no second to the motion. *(There wasn't anyone in attendance to represent this rezone).*

And the following resolution failed on this 20th day of June, 2022

ATTEST:

ARLENE BLANCHARD, Secretary

VERONICA ALLISON, Chairman

The next item on the agenda is a resolution accepting petition for annexation from Sealy-Ratcliff Swisco Road, LLC, for the following lots/tract located on the west side of Calcasieu Industrial Drive – Lots U, T1, R, Q, P-1, N-1, M-1 and Tract M-2. Motion was made by Mr. Mesuch seconded by Mrs. Carroll that the following amendment be made:

- This resolution shall become effective upon the following items being completed:
 1. Replacement of the damaged bypass valve
 2. Removal of temporary submersible pump and piping running out to the manhole
 3. Removal of unnecessary angle iron blocking the suction inlets
 4. Ensuring that all flanges inside the wet well are secure with no leaks on suction or discharge
 5. Participation in costs up to 50%, to procure and install an approved enclosure.
 6. Participation in costs up to 50%, to procure and install a SCADA system compatible with the City's current infrastructure.

Motion carried unanimously.

Motion was then made by Mrs. Carroll seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

RESOLUTION ACCEPTING PETITION FOR ANNEXATION FROM SEALY-RATCLIFF SWISCO ROAD, LLC, FOR THE FOLLOWING LOTS/TRACT LOCATED ON THE WEST SIDE OF CALCASIEU INDUSTRIAL DRIVE – LOTS U, T1, R, Q, P-1, N-1, M-1 AND TRACT M-2.

WHEREAS, in accordance with Article III, Part 1, Section 1 (6) of the Land Use Ordinance of the City of Sulphur, Louisiana, and 33:171 of the Louisiana Revised Statutes, the City Council is revising the official Land Use map and accepting annexation petition for the following described property:

LOTS M-1, N-1, Q AND R AND TRACT M-2 – AS PER THE SUBDIVISION PLAT OF CALCASIEU INDUSTRIAL PARK UNIT II PREPARED BY COLBY C. BULLER, DATED JULY 17, 2018 AND FILED UNDER CLERK’S FILE NO. 3331135, RECORDS OF CALCASIEU PARISH, LOUISIANA.

LOT P-1 – AS PER THE RE-SUBDIVISION PLAT OF LOTS N AND P CALCASIEU INDUSTRIAL PARK UNIT II PREPARED BY COLBY C. BULLER, DATED JULY 16, 2019 AND FILED UNDER CLERK’S FILE NO. 3362490, RECORDS OF CALCASIEU PARISH, LOUISIANA

LOT U – AS PER THE SUBDIVISION PLAT OF CALCASIEU INDUSTRIAL PARK UNIT I PHASE II PREPARED BY COLBY C. BULLER, DATED APRIL 12, 2017 AND FILED UNDER CLERK’S FILE NO. 3276864, RECORDS OF CALCASIEU PARISH, LOUISIANA.

LOT T-1 – AS PER THE RE-SUBDIVISION PLAT OF LOTS S AND T CALCASIEU INDUSTRIAL PARK UNIT I PHASE II PREPARED BY COLBY C. BULLER, DATED MAY 14, 2019 AND FILED UNDER CLERK’S FILE NO. 3355582, RECORDS OF CALCASIEU PARISH, LOUISIANA.

CALCASIEU INDUSTRIAL DRIVE – AS PER THE FOLLWING SUBDIVISION PLATS PREPARED BY COLBY C. BULLER AND FILED IN THE RECORDS OF CALCASIEU PARISH, LOUISIANA:

- CLERK’S FILE NO. 3276864 – CALCASIEU INDUSTRIAL PARK UNIT I LOTS S, T, U
- CLERK’S FILE NO. 3331135 – CALCASIEU INDUSTRIAL PARK UNIT II LOTS R, Q, P, N, N-1, M AND M-1 AND TRACT M-2

AND MORE FULLY DESCRIBED AS:

A CERTAIN TRACT OF LAND LOCATED IN THE S ½, SE ¼ SECTION 1 & NW ¼, NE ¼, SECTION 12, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, AND CONTAINING 8.30 ACRES MORE OR LESS, AND BEING THE RIGHT-OF-WAY FOR CALCASIEU INDUSTRIAL DRIVE AS SHOWN ON SUBDIVISION PLAT FOR CALCASIEU INDUSTRIAL PARK, UNIT I, PHASE I BY COLBY C. BULLER, P.E., P.L.S. DATED FEBRUARY 9, 2016 & SUBDIVISION PLAT FOR CALCASIEU INDUSTRIAL PARK, UNIT II BY COLBY C. BULLER, P.E.,

P.L.S. DATED JULY 17, 2018 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NW ¼, NE ¼, SECTION 12, T10S-R10W;

THENCE PROCEED S 01°23'45" W A DISTANCE OF 1,331.46';

THENCE S 89°06'44" E A DISTANCE OF 386.44'; TO THE POINT OF BEGINNING

THENCE N 45° 53'55" E A DISTANCE OF 96.45';

THENCE N 00°54'02" E A DISTANCE OF 101.67';

THENCE N 12°12'37" E A DISTANCE OF 101.98';

THENCE N 00°54'02" E A DISTANCE OF 79.75';

THENCE FOLLOWING A CURVE TO THE RIGHT WITH A CHORD BEARING OF N 07°44'20" E A CHORD LENGTH OF 248.86' AND HAVING A RADIUS OF 1,045.00';

THENCE N 14°34'38" E A DISTANCE OF 378.02';

THENCE FOLLOWING A CURVE TO THE LEFT WITH A CHORD BEARING OF N 07°32'41" E A CHORD LENGTH OF 233.85' AND HAVING A RADIUS OF 955.00';

THENCE N 00°30'43" E A DISTANCE OF 104.84';

THENCE N 00°31'49" E A DISTANCE OF 545.64';

THENCE S 89°28'11" E A DISTANCE OF 90.00';

THENCE S 44°28'11" E A DISTANCE OF 88.71';

THENCE S 89°28'11" E A DISTANCE OF 638.47';

THENCE N 76°57'57" E A DISTANCE OF 202.33';

THENCE FOLLOWING A CURVE TO LEFT WITH A CHORD BEARING OF N 62°10'44" E A CHORD LENGTH OF 30.97'; AND HAVING A RADIUS OF 455.00';

THENCE N 60°13'44" E A DISTANCE OF 889.99' TO THE RIGHT OF WAY OF INTERSTATE 10;

THENCE FOLLOWING SAID RIGHT OF WAY S 89°29'18" E A DISTANCE OF 178.48';

THENCE FOLLOWING SAID RIGHT OF WAY S 60°13'44" W A DISTANCE OF 1,044.11';

THENCE FOLLOWING A CURVE TO RIGHT WITH A CHORD BEARING OF S 75°22'47" W A CHORD LENGTH OF 284.88' AND A HAVING A RADIUS OF 545.00';

THENCE N 89°28'11" W A DISTANCE OF 632.84';

THENCE S 45°31'49" W A DISTANCE OF 88.71';

THENCE S 00°31'49" W A DISTANCE OF 330.80';

THENCE S 00°30'43" W A DISTANCE OF 6.16';

THENCE S 10°47'53" E A DISTANCE OF 50.99';

THENCE S 00°30'43" W A DISTANCE OF 48.04';

THENCE FOLLOWING A CURVE TO RIGHT WITH A CHORD BEARING

OF S 07°32'41" W A CHORD LENGTH OF 258.34' AND A HAVING A RADIUS OF 1,055.00';
THENCE S 14°34'38" W A DISTANCE OF 44.74';
THENCE S 25°31'03" W A DISTANCE OF 52.69';
THENCE S 14°34'38" W A DISTANCE OF 281.55';
THENCE FOLLOWING A CURVE TO LEFT WITH A CHORD BEARING OF S 07°44'20" W A CHORD LENGTH OF 227.42' AND A HAVING A RADIUS OF 955.00';
THENCE S 00°54'02" W A DISTANCE OF 79.75';
THENCE S 04°48'37" E A DISTANCE OF 100.50';
THENCE S 00°54'02" W A DISTANCE OF 101.67';
THENCE S 44°05'58" E A DISTANCE OF 96.37';
THENCE N 89°06'44" W A DISTANCE OF 256.35'; BACK TO THE POINT OF BEGINNING

WHEREAS, said property is currently zoned as I-1 (Industrial-1) by Calcasieu Parish Police Jury; and

WHEREAS, said property shall be zoned Commercial District.

WHEREAS, this resolution shall become effective upon the following items being completed:

1. Replacement of the damaged bypass valve
2. Removal of temporary submersible pump and piping running out to the manhole
3. Removal of unnecessary angle iron blocking the suction inlets
4. Ensuring that all flanges inside the wet well are secure with no leaks on suction or discharge
5. Participation in costs up to 50%, to procure and install an approved enclosure.
6. Participation in costs up to 50%, to procure and install a SCADA system compatible with the City's current infrastructure.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept petition from Sealy-Ratcliff Swisco Road, LLC (upon above items being satisfied) for the annexation of the following lots/tract located on the west side of Calcasieu Industrial Drive – Lots U, T1, R, Q, P-1, N-1, M-1 and Tract M-2.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Mesuch, Mrs. Allison, Ms. Baudoin, Mr. Brazzell

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 20th day of June, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

VERONICA ALLISON, Chairman

The next item on the agenda is a resolution enlarging and extending the boundaries of the City of Sulphur for the annexation for Sealy-Ratcliff Swisco Road, LLC for the following lots/tract located on the west side of Calcasieu Industrial Drive - Lots U, T1, R, Q, P-1, N-1, M-1 and Tract M-2. Motion was made by Mr. Brazzell seconded by Mrs. Carroll that the following amendment be made:

- This resolution shall become effective upon the following items being completed:
 1. Replacement of the damaged bypass valve
 2. Removal of temporary submersible pump and piping running out to the manhole
 3. Removal of unnecessary angle iron blocking the suction inlets
 4. Ensuring that all flanges inside the wet well are secure with no leaks on suction or discharge
 5. Participation in costs up to 50%, to procure and install an approved enclosure.
 6. Participation in costs up to 50%, to procure and install a SCADA system compatible with the City's current infrastructure.

Motion carried unanimously.

Motion was then made by Mrs. Carroll seconded by Mr. Mesuch that the following resolution be adopted to-wit

RESOLUTION AS AMENDED

RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION FOR SEALY-RATCLIFF SWISCO ROAD, LLC, FOR LOTS/TRACT LOCATED ON THE WEST SIDE OF CALCASIEU INDUSTRIAL DRIVE – LOTS U, T1, R, Q, P-1, N-1, M-1 AND TRACT M-2.

WHEREAS, the City of Sulphur has received a petition from Sealy-Ratcliff Swisco Road, LLC, for the annexation of certain property which is adjacent to and contiguous to the existing corporate limits of the City of Sulphur, which said property is generally described herein; and

WHEREAS, this resolution will serve as the introduction of ordinance proposing to enlarge and extend the boundaries of the City of Sulphur, Louisiana, to include the said property; and

WHEREAS, a Public Hearing will be held in accordance with State law and will be duly advertised with Public Notice to enlarge and extend the boundaries to include said property. At time of Public Hearing a complete description of the geographic boundaries of the City of Sulphur will be included; and

WHEREAS, said property is currently zoned as I1 (Light Industrial) land use district by the Calcasieu Parish Police Jury; and

WHEREAS, said property shall be zoned Commercial District.

WHEREAS, this resolution shall become effective upon the following items being completed:

1. Replacement of the damaged bypass valve
2. Removal of temporary submersible pump and piping running out to the manhole
3. Removal of unnecessary angle iron blocking the suction inlets
4. Ensuring that all flanges inside the wet well are secure with no leaks on suction or discharge
5. Participation in costs up to 50%, to procure and install an approved enclosure.
6. Participation in costs up to 50%, to procure and install a SCADA system compatible with the City's current infrastructure.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby enlarged and extended to include the following described property situated in the Parish of Calcasieu, State of Louisiana, to-wit:

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455.00';
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OF 178.48';
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THENCE S 44°05'58" E A DISTANCE OF 96.37';
THENCE N 89°06'44" W A DISTANCE OF 256.35'; BACK TO THE POINT OF
BEGINNING

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby recommend that the aforesaid property shall be designated as a Commercial land use district, and the effective date of an Ordinance approving this annexation (upon completion of the above items) that it does hereby accordingly revise the Official Land Use Map of the City of Sulphur.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Mesuch, Mrs. Allison, Ms. Baudoin, Mr. Brazzell

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 20th day of June, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

VERONICA ALLISON, 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:

(Living in RV after 1 ½ years)

- a. To extend temporary housing in a recreational vehicle located at 116 Garden Street, in accordance with Ordinance No. 1693 M-C Series.
- b. To extend temporary housing in a recreational vehicle located at 2313 Royal Oak, in accordance with Ordinance No. 1693 M-C Series.
- c. To extend temporary housing in a recreational vehicle located at 1408 Forest Lane, in accordance with Ordinance No. 1693 M-C Series.

(There was no one in attendance representing the above addresses)

Motion was made by Mr. Mesuch seconded by Mrs. Carroll that the above addresses be granted a 6-month extension.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Mesuch, Mrs. Allison, Ms. Baudoin

NAYS: Mr. Brazzell

ABSENT: None

And the above addresses were granted a 6-month extension on this 20th day of June, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

VERONICA ALLISON, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

VERONICA ALLISON, Chairman

6/20/22

5:55 P.M.