

June 21, 2010

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its regular meeting place located at 500 North Huntington Street, Sulphur, Louisiana, at 5:30 p.m., on the 21st day of June, 2010, after full compliance with the convening of said meeting, with the following members present:

LENORE CARROLL, Land Use Commission District 1
TROY DARBY, Land Use Commission of District 2
JOHNNY PEEL, Land Use Commission of District 3
LAWRENCE DAVID, Land Use Commission of District 4
GERRIT LAWRENCE, Land Use Commission of District 5

After the meeting was called to order and the roll called with the above results, prayer was led by Mr. Peel followed by the reciting of the Pledge of Allegiance led by Mrs. Carroll.

The Chairman asked if there were any changes to the agenda. Motion was made by Mr. Lawrence seconded by Mr. David that item #2 be removed from the agenda. Motion carried.

Motion was then made by Mr. David seconded by Mr. Lawrence that the agenda stand as changed. Motion carried.

The first item on the agenda is a resolution granting a rezone to Benerich Enterprises, LLC, 302 Garrett Drive, from Mixed Residential to Business to allow for the expansion of Taco Bell. Steve Reagan addressed the Commission and stated that he was not in favor of the rezone. Taco Bell does not need to expand.

Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following stipulations be added:

2. Maintain a 20' wide buffer yard along the south and east property lines where adjacent to residential use.
6. Lighting shall be of a design and orientation to minimize light spillover onto adjacent lots.

Motion carried.

Ken Pederson, Taco Bell representative, addressed the Commission and stated that Mr. Reagan has offered to purchase the green space (south side of new parking lot). Mr. Bruce stated that if Mr. Reagan purchases the south side of the lot in question we will still need a 20' buffer according to the stipulation in the ordinance. After much discussion, motion was made by Mr. David seconded by Mr. Lawrence that the following stipulation be added:

7. If southern portion of property is sold (302 Garrett), it shall revert back to Mixed Residential and the 20' buffer reverts to north property line of portion sold instead of the south property line.

Motion carried.

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

RESOLUTION

Resolution granting a rezone to Benerich Enterprises, LLC, 302 Garrett Drive, from Mixed Residential to Business/Residential to Commercial.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Benerich Enterprises, LLC, 302 Garrett Drive, from Mixed Residential to Business/Residential to Commercial with the following stipulations:

1. 6' privacy fence along south and east property lines
2. Maintain a 20' wide buffer yard along the south and east property lines where adjacent to residential use.
3. Develop a drainage plan and have it approved as part of the permit process.

4. Containers for solid waste shall be located no closer than fifteen feet to an adjacent property line and screened with a 6' tall, gated, masonry or lumber fence.
5. Exterior, electronic speakers shall be installed in a manner to minimize nuisances to adjacent property.
6. Lighting shall be of a design and orientation to minimize light spillover onto adjacent lots.
7. If southern portion of property is sold (302 Garrett), it shall revert back to Mixed Residential and the 20' buffer reverts to north property line of portion sold instead of the south property line.

and the said resolution was declared duly adopted on this 21st day of June, 2010.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

The next item on the agenda is a resolution granting an exception to Kam Chau, 1710 Ruth Street, behind Bea's Donuts, to allow for a mobile home to be located in a Business District. Mr. Peel stated that this is against what we've been working towards on our comprehensive plan. Mr. Joseph Doucet, Starlin Street, stated that he is against any mobile home being moved into this area. After several of the Commissioners stated their opposition, motion was made by Mr. Lawrence seconded by Mr. Peel to adopt the following resolution:

Resolution granting an exception to Kam Chau, 1710 Ruth Street, to allow for a mobile home to be located 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 Kam Chau, 1710 Ruth Street, to allow for a mobile home to be located in a Business District.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mrs. Carroll, Mr. Darby, Mr. Peel, Mr. David, Mr. Lawrence

ABSENT: None

And the said resolution failed on this 21st day of June, 2010.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

Prior to the Chairman adjourning the meeting the Mayor spoke about the Master
Plan Committee.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

6/21/10
6:20 P.M.