

January 17, 2023

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, LA, held at 5:30 p.m., on the 17th day of January, 2023, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1  
ROBIN BAUDOIN, Land Use Commission District 4  
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - TROY DARBY, Land Use Commission District 2  
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 Mrs. Carroll followed by the reciting of the Pledge of Allegiance led by Mrs. Carroll.

Motion was then made by Mr. Brazzell seconded by Ms. Baudoin that the minutes from the previous Land Use and Board of Zoning Adjustment meetings stand as written. Motion carried unanimously.

Motion was then made by Ms. Baudoin seconded by Mr. Brazzell that item #2B be removed from the agenda:

Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:

**(Living in RV after 2 years)**

- B. To extend temporary housing in a recreational vehicle located at 1408 Forest Lane in accordance with Ordinance No. 1693, M-C Series.

Motion carried unanimously.

Motion was then made by Mr. Brazzell seconded by Mrs. Baudoin that the agenda stand as amended.

Motion carried unanimously.

The first item on the agenda is a resolution granting a rezone to Joseph Ripley, 216 Vincent Lane, from Mixed Residential to Business, to allow to park company vehicles and equipment. Mr. Ripley addressed the Commission and stated that the city is making him move his equipment off his property at the end of Keene Drive since it's zoned residential. He has property at 216 Vincent Lane where he wants to park his company vehicles. He has a crane, skid steer, bucket truck, and a couple of crane trucks. All vehicles are diesel with a muffler exhaust. A C-can will be in the rear of the property used for storage.

Mr. Brazzell asked about the RV that is currently on his property on Keene Drive. Mr. Ripley stated that he's selling it and will not be moved to Vincent Lane. Mr. Loftin stated that the RV won't be allowed on the property.

Mrs. Wilkinson, Vincent Lane, addressed the Commission and stated that she has 5 properties on this road, and she objects to this rezone. There's a motel on this road and there's lots of congestion. The street isn't wide enough, and his equipment will block the road. She also stated that the fencing on one side is part metal and the back and side are chain linked. Mr. Abrahams, Land Use Administrator, stated that a privacy fence will have to be located wherever there is living (i.e. north and east side only).

Mr. Dauzat, Vincent Lane, stated that his property is next door to him. He doesn't want them making noise while they're trying to sleep. There's tall grass in the rear and if a hurricane comes it'll knock Mr. Ripley's fence onto their new fence. Mr. Ripley stated that he's putting a privacy fence on all four sides. The big trucks will park on the south side and the workers vehicles will be parked on the north side. There will be a locked gate at the road. Work won't start until 7:00 a.m. so they'll meet the noise ordinance. If there is school traffic that'll prevent them from going down Vincent Lane, the employees will wait until the school traffic is gone.

Workers will not be hanging out at this property. They'll get to work, get in the vehicles and leave. He'll have surveillance cameras around his property. There won't be any grass on the property, it'll all be gravel. If the neighbors have a problem with something, an employee will show up at any time (24/7) to correct the problem. Motion was then made by Ms. Baudoin seconded by Mr. Brazzell that the following resolution be adopted to-wit:

### RESOLUTION

Resolution granting a rezone to Joseph Ripley, 216 Vincent Lane, from Mixed Residential to Business to allow for company vehicles and equipment.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Joseph Ripley, 216 Vincent Lane, from Mixed Residential to Business to allow for company vehicles and equipment for the following described property:

BEG 140 FT E AND 300 FT S OF INTERSECTION W/L SE NW 36.9.10 AND HWY 90, S 50 FT W 140 FT ETC BEING LOT 21 S ELLENDER SUB

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone 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 rezone, 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.

Upon approval of this rezone the owner of this rezone 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 rezone.

**No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this rezone 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 a rezone to Joseph Ripley, 216 Vincent Lane, from Mixed Residential to Business to allow for company vehicles and equipment.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Darby, Mrs. Allison

And the said resolution was declared duly adopted on this 17th day of January, 2023.

ATTEST:

---

ARLENE BLANCHARD, Clerk

---

LENORE CARROLL, Vice-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 year)**

- a. To extend temporary housing in a recreational vehicle located at 1906 Diane Drive, in accordance with Ordinance No. 1693, M-C Series.

Mr. Hanks addressed the Commission and stated that Ace Construction was his contractor. He's given him \$141,000 so far. They had to move two hours away in Hornbeck during construction. His son stays in the RV since he attends McNeese. He has fraud charges against Ace Construction. He's given the contractor \$21,000 for flooring. The contractor wrote 3 bad checks to Kenny Fuselier so he still can't get his flooring and he never pulled permits. The electrical and plumbing have all been approved by the city. Hopefully he will be done within the next 2-3 months. His plumber called today and said he couldn't start right now since he has other jobs to complete. Motion was made by Mr. Brazzell seconded by Ms. Baudoin that the above address 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:

---

ARLENE BLANCHARD, Secretary

---

LENORE CARROLL, Vice-Chairman

1/17/23

5:45 P.M.