

AUGUST 13, 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 20th day of August, 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
GERRIT LAWRENCE, Land Use Commission of District 5

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. Lawrence.

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 as written. Motion carried

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 February, 2007 for 6 month extensions

<u>Address</u>	<u>Council District</u>
1101 Elm	3
458 Brimstone	1
531 North Crocker	1

2005 Post Oak	
919 Platt	1
1102 Alvin	1
989 Beulah	3
2525 St. Francis	4
1316 Lilliput	3

Motion was made by Mr. Lawrence seconded by Mr. Shelton 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 Neil Patel, Holiday Inn-Arena Road, to allow for parking lot (12 stalls) to be located 2' from property line instead of the required 2 ½ feet. Nick Zavar, owner, addressed the Commission and stated that they were wanting to put a water feature at the entrance which would push the parking spaces further to the east. Motion was then made by Mr. Lawrence seconded by Mr. Shelton that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Neil Patel, Holiday Inn on Arena Road, to allow for parking lot (12 stalls) to be located 2' from property line instead of the required 2 ½ feet.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Neil Patel, Holiday Inn on Arena Road, to allow for parking lot (12 stalls) to be located 2' from property line instead of the required 2 ½ 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 20th day of August, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution granting a variance to Neil Patel, Holiday Inn-Arena Road, to allow for parking stall to be 9'x19' instead of the required 10'x20'. Motion was made by Mr. Lawrence seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Neil Patel, Holiday Inn on Arena Road, to allow for parking lot (12 stalls) to be located 2' from property line instead of the required 2 ½ feet and for parking stalls to be 9'x19' instead of the required 10'x20'.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Neil Patel, Holiday Inn on Arena Road, to allow for parking lot (12 stalls) to be located 2' from property line instead of the required 2 ½ feet and for parking stalls to be 9'x19' instead of the required 10'x20'.

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 20th day of August, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution granting a rezone to HABCO, LLC, 206 South Cities Service Hwy., from Residential District to Business District. Jules Habetz, owner, stated that the two lots south of this lot were recently zoned to Business. The lots that are north of this lot is zoned Business also. He also stated that he has received all the

signatures from this subdivision that was required. Motion was made by Mr. Darby seconded by Mr. Shelton that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to HABCO, LLC, 206 South Cities Service Hwy.,
from Residential District to Business District

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, that they do hereby allow HABCO, L.L.C., to rezone from Residential District to Business District to allow for the potential sale to a business.

BE IT FURTHER RESOLVED that a 6' to 8' privacy fence across the entire western boundary of said lot will be constructed and leave a 20' buffer zone between the western boundary line and the construction of any improvements.

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 20th day of August, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution granting a rezone to Johnny Vincent, vacant property south of 1816 Todd Street, from Residential District to Mixed Residential District to allow for a double-wide manufactured home. Mr. Vincent stated that he would like to rezone this property for his grandson to put a double-wide manufactured home. He has received signatures of support from everyone on his street except for one person. Mr. Darby asked Mr. Vincent if he wanted the entire six acres rezoned. Mr. Vincent stated, yes. Mr. Lawrence then stated that Mr. Vincent needed to get a surveyor to give a property description where the manufactured home would go.

This would have to be at least a 6,000 sq. ft. piece of property. The Commission would rather rezone a 6,000 sq. ft. piece of property rather than six acres. Mr. Drost, City Attorney, stated that the Commission could approve this rezone contingent upon the survey. Motion was then made by Mr. Darby seconded by Mr. Lawrence that the following amendment be added:

contingent upon appropriate survey that is presented to City Council.

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 rezone to Johnny Vincent, vacant property south of 1816 Todd Street, from Residential District to Mixed Residential District to allow for a double-wide manufactured home.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, that they do hereby allow Johnny Vincent, vacant property south of 1816 Todd Street, to rezone from Residential District to Mixed Residential District to allow for a double-wide manufactured home contingent upon appropriate survey that is presented to City Council.

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 20th day of August, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution granting a rezone to Randy Trahan, 1105 S. Huntington Street, from Mixed Residential District to Business District to allow for

the property to be sold as Business. Randy Trahan, owner, addressed the Commission and stated that he wants to rezone the property so he can sell as Business. Some people have showed some interest to locate a business here. He did not know what kind of business though. Mr. Darby told Mr. Trahan that if the Commission rezones it to Business then this would eliminate any bars from opening here. With the Business classification owners are limited as to what type of business they open. With this classification it is more neighborhood friendly, such as offices, retail sales, financial institutions, etc. Mr. Bergeron reminded the Commission that the person who owns the property two doors down from this address tried to get a rezone a couple of years ago and the Commission would not grant him the rezone because he did not know what business was going there. Mr. Drost stated that shortly after that decision the Commission amended the Land Use ordinance and created the Commercial District. Motion was then made by Mr. Darby seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to Randy Trahan, 1105 S. Huntington Street, from Mixed Residential District to Business District to allow for the property to be sold as Business.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, that they do hereby allow Randy Trahan, 1105 S. Huntington, to rezone from Mixed Residential District to Business District to allow for the property to be sold as Business.

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 20th day of August, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution granting a rezone to Carl Hardy, northeast corner of Beglis and Cypress, from Residential District to Business District to allow for the property to be used as Business. Mr. Hardy addressed the Commission and stated that he wants to put two nice office buildings here. It will be a plus for the neighborhood. All of Beglis, from Louisiana Avenue to Cypress, should be zoned Business. He spoke to many people on Beglis and they did not have a problem with the rezone. The entrance to the office buildings would be off Cypress Street, not Beglis. Sheila Rather, Barney Robertson, Bonnie Coleman and Steve Dougherty each addressed the Commission and had the same concerns. They did not want someone to come and change their neighborhood. They have lived in this subdivision for many, many years and want it to stay just the way it is. This neighborhood was built for residential purposes so it needs to stay residential. The after school traffic is bad in this area and parents park in the Don Shetler Ford parking lot waiting for their kids. With the additional traffic from these two office buildings it will be too much.

Mr. Lawrence stated that he lives in a neighborhood where they recently built a Radio Shack and everyone was against it, but not any more. They are good neighbors. It's a benefit to our subdivision. Lyons Music and the MRI group are good neighbors also. The parking was also addressed. Dennis Bergeron, Administrator, stated that Mr. Hardy will have to meet all criteria for his parking. At this time motion was made by Mr. Lawrence seconded by Mr. Shelton that the following resolution be adopted to-wit:

RESOLUTION

Resolution to allow Carl Hardy, northeast corner of Beglis Parkway and Cypress Street, for a rezone from Residential District to Business District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, that they do hereby allow Carl Hardy to rezone from Residential District to Business District to allow for the property to be used as Business.

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 20th day of August, 2007.

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

8/20/07

5:55 P.M.