

September 20, 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 20th day of September, 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 Mr. Lawrence.

The Chairman asked if there were any changes to the minutes of the previous meeting. With no changes being made, motion was made by Mr. David seconded by Mr. Peel that the minutes stand as written. Motion carried.

The Chairman asked if there were any changes to the agenda. Motion was made by Mr. David seconded by Mrs. Carroll that the agenda stand as written. Motion carried.

The first item on the agenda is a resolution granting a variance to Article IV, Part 3, Section 2 (1) (a) of the Land Use ordinance to allow Donna Little, 613 North Irwin Street, to live in an RV. Mrs. Little addressed the Commission and stated that she has health issues. She then presented a letter from her doctor, as well as a petition from her neighbors. Mr. David asked Mr. Bruce what kind of medical records do administration request from an applicant. Mr. Bruce stated that it should include the nature of the illness and what kind of care they would need.

Mr. Holloway, neighbor, stated that they have been trying to get rid of travel trailers in their neighborhood for some time.

Mr. Bruce stated that Mrs. Little is asking for her travel trailer to be a permanent dwelling. When the City grants variances for travel trailers to be used as a dwelling it's usually on a temporary basis, not permanent.

Mr. Darby stated that this variance is not in the City's long-range plan. This defeats all the purpose of the plan.

Ms. Turner, neighbor, addressed the Commission and stated that Mrs. Little keeps her yard in immaculate condition and she has enough room for the travel trailer. Other streets in this neighborhood have boats, cars, etc. all in their yards. She even has enough parking for at least 4 vehicles.

Michelle, Mrs. Little's daughter, addressed the Council and stated that her mom needs her freedom and doesn't want to live with her. She wants her mom to be close to her. She is not putting her mother in a nursing home.

Mr. Peel stated that the City just got rid of most of the FEMA trailers and we don't want to go back to that same situation.

Mr. Bruce stated that the property doesn't meet the 6,000 sq. ft. requirement for two dwellings and an RV (travel trailer) is not recognized as a dwelling unit in the City of Sulphur unless it's in an RV park.

Randy Hebert, Live Oak, asked the Commission to table this resolution for 6 months until she could find a place to live.

Mr. Darby stated that she would have to reapply for a temporary variance because this variance was for permanent residence.

Mr. Darby suggested that this item be tabled because if they vote against it and the City Council votes against it then she will have to wait 1 year before she can fill out another application for this variance. This travel trailer doesn't even meet the 600 sq. ft. requirement for a dwelling unit.

Mr. Bruce suggested to Mrs. Little that she call the Council Clerk and set up an appointment to meet with administration to discuss other options.

After discussion, motion was made by Mr. Peel seconded by Mr. David that the following resolution be tabled:

Resolution granting a variance to Article IV, Part 3, Section 2, (1) (a) of the Land Use ordinance to allow Donna Little, 613 North Irwin Street, to live in an RV.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Article IV, Part 3, Section 2, (1) (a) of the Land Use ordinance to allow Donna Little, 613 North Irwin Street, to live in an RV.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was tabled on this 20<sup>th</sup> day of September, 2010.

ATTEST:

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ARLENE BLANCHARD, Clerk

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TROY DARBY, Chairman

The next item on the agenda is a resolution granting a rezone from Residential District to Commercial District to Craig Burns and Andy McLachlan, 2607 Allen Street and adjacent southern vacant lot (Lots 14 & 18 of Picard Willie Sub.). Mr. Bruce stated that Tim Jackson did the recommendation for this rezone since he recused himself due to personal reasons. Mrs. Duhon, Allen Street, addressed the Commission and stated that

her and her husband are against this rezone. They have tolerated the tree service business for years. They block the road at any given time of day, rev-up their engines, some employees don't wear shirts, etc. The road is a dead-end and has elderly people living there. She asked that the Commission keep it as it is. Mrs. Duhon presented a petition to the Commission with the neighborhood opposing it.

Mr. Darby stated that Mr. Jackson's recommendation called this a spot-zone.

After discussion, motion was made by Mr. David seconded by Mr. Peel that a vote be called on the following resolution:

Resolution granting a rezone from Residential District to Commercial District to Craig Burns and Andy McLachlan, 2607 Allen Street and adjacent southern vacant lot (Lots 14 & 18 of Picard Willie Sub.).

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone from Residential District to Commercial District to Craig Burns and Andy McLachlan, 2607 Allen Street and adjacent southern vacant lot (Lots 14 & 18 of Picard Willie Sub.).

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 above resolution failed on this 20<sup>th</sup> day of September, 2010.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution granting a variance to Article IV, Part 3, Section 4 (4) (b) of the Land Use Ordinance to allow Redmarque Construction, 304 and 308 Ellender Street, to reduce the side yard setback of lots from the required 5 feet to

3 ½ feet. After discussion, motion was made by Mr. Peel seconded by Mrs. Carroll that a vote be called for on the following resolution:

Resolution granting a variance to Article IV, Section 4 (4) of the Land Use Ordinance to Redmarque Construction, LLC, 304 and 308 Ellender Street, to allow for side setbacks to be 3 ½ feet instead of the required 5 feet.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Article IV, Section 4 (4) of the Land Use ordinance to Redmarque Construction, LLC, 304 and 308 Ellender Street to allow for side setbacks to be 3 ½ feet instead of the required 5 feet.

YEAS: None

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

ABSENT: None

And the said resolution failed on this 20<sup>th</sup> day of September, 2010.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

The next item on the agenda is a resolution granting a variance to Article IV, Part 3, Section 2 (1) (a) of the Land Use ordinance to allow Juanita Spell, 217 Cain Street, to live in travel trailer for 3-4 months while home is being remodeled. Chris Dominique, stated that his mother-in-law gave them the home and it needs to be remodeled. It shouldn't take longer than 6 months. Motion was made by Mr. Peel seconded by Mr. Lawrence that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution granting a variance to Juanita Spell, 217 Cain Street, to allow for temporary housing in an RV while home is being remodeled.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Juanita Spell, 217 Cain Street, to allow for temporary housing in an RV while home is being remodeled with the following stipulation:

- Temporary use shall expire 6 months after the effective date of the ordinance. The Land Use Administrator shall have the authority to extend the temporary housing if home is not complete within 6 months.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 20<sup>th</sup> day of September, 2010.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

9/20/10  
6:20 P.M.