

SEPTEMBER 17, 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 17<sup>th</sup> day of September, 2007, after full compliance with the convening of said meeting, with the following members present:

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

ABSENT: JAY SHELTON, Land Use Commission of District 1

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. Motion was made by Mr. Lawrence seconded by Mr. David that 2145 Cedar Lane be added to item #1. Motion carried.

Motion was then made by Mr. Lawrence seconded by Mr. David to remove #2 from the agenda (Resolution amending the Land Use Ordinance to provide for Commercial Tier and Industrial Tier). Motion carried.

Motion was made by Mr. David seconded by Mr. Darby that item #2-#7 be added to the agenda. Motion carried.

Motion was made by Mr. Lawrence seconded by Mr. David that item #8 be added to the agenda. Motion carried.

Motion was then made by Mr. Lawrence seconded by Mr. David that the agenda stand as changed. 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 March, 2007 for 6 month extensions**

<b><u>Address</u></b>	<b><u>Council District</u></b>
1122 Verdine #35	1
308 E. Verdine	1
1125 Alvin	1
211 W. Lincoln	1
612 Miller	1
205 N. Crocker	1
999 N. Claiborne	1
708 N. Huntington	1
615 Claiborne	1
1001 Claiborne	1
1235 Franklin	1
1206 Franklin	1
315 Irwin	1
522 Phillips	2
609 E. Thomas	3
220 Oak	3
416 Mimosa	3
939 Alice	3
827 Elm	3
455 Mimosa #6	3
719 Elm	3
1205 Sherwood	3
2392 Tammy	4
2708 St. Joseph	4
1515 Palermo	4
1503 Palermo	4
2412 Roxanne	4
2145 Cedar	4
112 Vine	5

112.1 Vine	5
138 West Lee	5

Motion was made by Mr. Lawrence seconded by Mr. David that that 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 amending Article II, Section 2 of the Land Use Ordinance of the City of Sulphur – Definitions. Motion was made by Mr. Lawrence to table this issue until next zoning meeting since he had just received all this information today. Motion died for lack of second. Motion was then made by Mr. Darby seconded by Mr. David that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution amending Article II, Section 2 of the Land Use Ordinance of the City of Sulphur - Definitions.

WHEREAS, Article II, Section 2 of the Land Use Ordinance shall be amended to add the following to the existing definitions:

##### Front Lot Line

The line separating the lot from a public street. On a corner or through lot, the line separating the lot from the street designated as the “street address” for the structure.

##### Rear Lot Line

The lot line opposite the front lot line.

##### Setback Line

A line which marks the minimum distance a structure must be located from the property line and establishes the minimum required front, side or rear yard space of a building.

##### Side Lot Line

Any lot line other than the front lot line or rear lot line.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that that they do hereby amend Article II, Section 2 of the Land Use Ordinance of the City of Sulphur.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mr. Bergeron, Mr. David

NAYS: Mr. Lawrence

ABSENT: Mr. Shelton

And the said resolution was declared duly adopted on this 17<sup>th</sup> day of September, 2007.

ATTEST:

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ARLENE BLANCHARD, Secretary

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JOHNNY BERGERON, Chairman

The next item on the agenda a resolution amending Article IV, Part 3, Section 1 (2) (c) of the Land Use Ordinance of the City of Sulphur – Residential District Development Standards. Motion was made by Mr. Darby seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Article IV, Part 3, Section 1 (2) (c) of the Land Use Ordinance of the City of Sulphur – Residential District Development Standards.

WHEREAS, Article IV, Part 3, Section 1 (2) (c) of the Land Use Ordinance shall be amended to read as follows:

- (c) All development in the Residential District shall conform to the Development standards set out in the following table:

Distance measured from front, side and rear lot lines shall be measured from the overhang/eave of the structure.

USE	DENSITY	LOT SIZE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	HEIGHT
s/f det	7 du/a	6000 s.f.	30 ft.	5 ft.	10 ft.	35 ft.
Churches, Schools, Public uses	-----	1 acre	50 ft.	10 ft.	10 ft.	35 ft.

Accessory Uses	-----	-----	30 ft.	5 ft.	5 ft.	35 ft.
Rec. (low intensity)	-----	-----	50 ft.	5 ft.	5 ft.	35 ft.
Mfr. Housing Not Permitted & Mobile Homes						

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that that they do hereby amend Article IV, Part 3, Section 1 (2) (c) of the Land Use Ordinance of the City of Sulphur.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mr. Bergeron, Mr. David

NAYS: Mr. Lawrence

ABSENT: Mr. Shelton

And the said resolution was declared duly adopted on this 17<sup>th</sup> day of September, 2007.

ATTEST:

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ARLENE BLANCHARD, Secretary

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JOHNNY BERGERON, Chairman

The next item on the agenda a resolution amending Article IV, Part 3, Section 2 (2) (c) of the Land Use Ordinance of the City of Sulphur – Mixed Residential Development Standards. Motion was made by Mr. Darby seconded by Mr. David that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution amending Article IV, Part 3, Section 2 (2) (c) of the Land Use Ordinance of the City of Sulphur – Mixed Residential Development Standards.

WHEREAS, Article IV, Part 3, Section 2 (2) (c) of the Land Use Ordinance shall be amended to read as follows:

- (c) All development in the Mixed Residential District shall conform to the Development standards set out in the following table:

Distance measured from front, side and rear lot lines shall be measured from the overhang/eave of the structure.

USE	DENSITY	LOT SIZE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	HEIGHT
s/f det.	7 du/a	6000 sf	30 ft	5 ft	10 ft	35 ft
multi-family	12 du/a	6000 sf	30 ft	5 ft	10 ft	35 ft
Churches	----- 1 acre		50 ft	10 ft	10 ft	35 ft
Schools & Public Uses	FAR .35	-----	50 ft	10 ft	10 ft	35 ft
Rec. (Low Intensive	-----	-----	50 ft	10 ft	10 ft	35 ft
Mfg. Housing	7 du/a	6000 sf	30 ft	5 ft	5 ft	35 ft
Mobile Homes	7 du/a	6000 sf	30 ft	10 ft	10 ft	35 ft
Neighborhood Commercial	FAR .5	5000 sf	30 ft	5 ft	10 ft	35 ft

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that that they do hereby amend Article IV, Part 3, Section 2 (2) (c) of the Land Use Ordinance of the City of Sulphur.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mr. Bergeron, Mr. David

NAYS: Mr. Lawrence

ABSENT: Mr. Shelton

And the said resolution was declared duly adopted on this 17<sup>th</sup> day of September, 2007.

ATTEST:

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ARLENE BLANCHARD, Secretary

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JOHNNY BERGERON, Chairman

The next item on the agenda a resolution amending Article IV, Part 3, Section 4

(3) (b) of the Land Use Ordinance of the City of Sulphur – Business District

Development Standards. Motion was made by Mr. Darby seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Article IV, Part 3, Section 4 (3) (b) of the Land Use Ordinance of the City of Sulphur – Business District Development Standards.

WHEREAS, Article IV, Part 3, Section 4 (3) (b) of the Land Use Ordinance shall be amended to read as follows:

(b) All development in the Business District shall conform to the development standards set out in the following table:

Distance measured from front, side and rear lot lines shall be measured from the overhang/eave of the structure.

USE	DENSITY	LOT SIZE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	HEIGHT
Single family	7 du/a	6000 sf	20 ft	5 ft	10 ft	35 ft
Multi-Family	18 du/a	6000 sf	20 ft	5 ft	10 ft	50 ft
Retail & Service	FAR .5	5000 sf	20 ft	5 ft	10 ft	50 ft
Offices, Restaur.& Entert.	FAR 1	5000 sf	20 ft	5 ft	10 ft	50 ft
Schools, Churches	_____	10000 sf	20 ft	5 ft	10 ft	50 ft

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that that they do hereby amend Article IV, Part 3, Section 4 (3) (b) of the Land Use Ordinance of the City of Sulphur.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mr. Bergeron, Mr. David

NAYS: Mr. Lawrence

ABSENT: Mr. Shelton

And the said resolution was declared duly adopted on this 17<sup>th</sup> day of September, 2007.

ATTEST:

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ARLENE BLANCHARD, Secretary

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JOHNNY BERGERON, Chairman

The next item on the agenda a resolution amending Article IV, Part 3, Section 5 (3) (b) of the Land Use Ordinance of the City of Sulphur – Commercial District Development Standards. Motion was made by Mr. Darby seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Article IV, Part 3, Section 5 (3) (b) of the Land Use Ordinance of the City of Sulphur – Commercial District Development Standards.

WHEREAS, Article IV, Part 3, Section 5 (3) (b) of the Land Use Ordinance shall be amended to read as follows:

(b) All development in the Commercial District shall conform to the development standards set out in the following table:

Distance measured from front, side and rear lot lines shall be measured from the overhang/eave of the structure.

USE	DENSITY	LOT SIZE	FRONT	SIDE	REAR	HEIGHT
			SETBACK	SETBACK	SETBACK	
Multi-Family	18 du/a	6000 sf	20 ft	5 ft	10 ft	50 ft
Retail & Service	FAR .5	5000 sf	20 ft	5 ft	10 ft	50 ft
Offices, Restaur.& Entert.	FAR 1	5000 sf	20 ft	5 ft	10 ft	50 ft
Wholesaling, warehousing, light-manufacturing Inst. & Public Use	FAR 1	10000 sf	20 ft	5 ft	10 ft	50 ft
Hotels & Motels	FAR 1	25000 sf	20 ft	5 ft	10 ft	50 ft



Schools, Churches, Kennels	-----	10000 sf	20 ft	5 ft	10 ft	50 ft
Bars	FAR 1	5000 sf	20 ft	5 ft	10 ft	50 ft
Rec. Facil.	FAR .5	10000 sf	20 ft	5 ft	10 ft	50 ft

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that that they do hereby amend Article IV, Part 3, Section 5 (3) (b) of the Land Use Ordinance of the City of Sulphur.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mr. Bergeron, Mr. David

NAYS: Mr. Lawrence

ABSENT: Mr. Shelton

And the said resolution was declared duly adopted on this 17<sup>th</sup> day of September, 2007.

ATTEST:

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ARLENE BLANCHARD, Secretary

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JOHNNY BERGERON, Chairman

The next item on the agenda a resolution amending Article IV, Part 3, Section 6 (4) (b) of the Land Use Ordinance of the City of Sulphur – Industrial District Development Standards. Motion was made by Mr. Darby seconded by Mr. David that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution amending Article IV, Part 3, Section 6 (4) (b) of the Land Use Ordinance of the City of Sulphur – Industrial District Development Standards.

WHEREAS, Article IV, Part 3, Section 6 (4) (b) of the Land Use Ordinance shall be amended to read as follows:

- (b) All development in the Industrial District shall conform to the development standards set out in the following table:

Distance measured from front, side and rear lot lines shall be measured from the overhang/eave of the structure.

USE	DENSITY	LOT SIZE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	HEIGHT
Retail & Service	FAR .5	5000 sf	20 ft	5 ft	10 ft	50 ft
Offices, Restaur.& Entert.	FAR 1	5000 sf	20 ft	5 ft	10 ft	50 ft
Wholesaling, warehousing, light-manufacturing Inst. & Public Use	FAR 1	10000 sf	20 ft	5 ft	10 ft	50 ft
Hotels & Motels	FAR 1	25000 sf	20 ft	5 ft	10 ft	50 ft
Kennels	-----	10000 sf	20 ft	5 ft	10 ft	50 ft
Rec. Facil.	FAR .5	10000 sf	20 ft	5 ft	10 ft	50 ft
Airport General Industrial Agriculture		25000 sf	25 sf	25 ft	25 ft	

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that that they do hereby amend Article IV, Part 3, Section 6 (4) (b) of the Land Use Ordinance of the City of Sulphur.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mr. Bergeron, Mr. David

NAYS: Mr. Lawrence

ABSENT: Mr. Shelton

And the said resolution was declared duly adopted on this 17<sup>th</sup> day of September, 2007.

ATTEST:

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ARLENE BLANCHARD, Secretary

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JOHNNY BERGERON, Chairman

The next item on the agenda a resolution authorizing Johnny Bergeron, Chairman of the Land Use Commission, to form and appoint members to the Economic Development Committee. Motion was made by Mr. Lawrence seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution authorizing Johnny Bergeron, Chairman of the Land Use Commission, to form and appoint members to the Economic Development Committee.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby authorize Johnny Bergeron, Chairman of the Land Use Commission, to appoint 2 City Council members, 2 Land Use Commission members, 2 Industrial Board members, 1 West Calcasieu Airport Authority member and other members of the community to form a committee to study Economic Development for future business development in the City of Sulphur.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mr. Bergeron, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Shelton

And the said resolution was declared duly adopted on this 17<sup>th</sup> day of September, 2007.

ATTEST:

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ARLENE BLANCHARD, Secretary

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JOHNNY BERGERON, Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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JOHNNY BERGERON, Chairman

9-17-07  
5:55 P.M.