

OCTOBER 15, 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 15<sup>th</sup> day of October, 2007, after full compliance with the convening of said meeting, with the following members present:

TROY DARBY, Land Use Commission of District 2  
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  
JOHNNY BERGERON, Land Use Commission of District 3

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. Darby.

The Vice-Chairman asked if there were any changes to the agenda. Motion was made by Mr. Darby seconded by Mr. David that 751 S. Crocker be added to item #1. Motion carried.

Motion was then made by Mr. Darby 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:

<b><u>Address</u></b>	<b><u>Council District</u></b>
1122 Verdine #35	1
308 East Verdine	1
1125 Alvin	1
211 W. Lincoln	1
612 Miller	1
205 N. Crocker	1
999 North Claiborne	1
1507 Weekly	2
751 S. Crocker	2
219 Pearl	2
522 Phillips	2
939 Alice	3
827 Elm	3
1205 Sherwood	3
625 Dave	3
1404 Beth	4
112 Vine	5
112.1 Vine	5

Motion was made by Mr. Darby 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 granting a rezone to Ethelyn Kebodeaux, 605 South Stanford Street, from Residential District to Mixed Residential District to allow for a mobile home. Ms. Kebodeaux addressed the Commission and stated that she lost her home in Cameron due to Hurricane Rita. She is now living in a FEMA trailer next door to her mother on South Stanford. Her mother is elderly and she would like to take care of her. She has been looking for something to purchase to live in but she can't find anything that she can afford. She wants to buy a mobile home and fix it up nice. She's spoken to the surrounding neighbors and they have no problem with her moving in a mobile home. Dennis Bergeron, Land Use Administrator, stated that a lawsuit had been

filed against the City because the City had accidentally let a mobile home move into this same area. This is zoned Residential District so no trailers are allowed in this area unless they are grandfathered in. Mr. David then stated that if they approve this rezone then they will have to rezone this whole area. Mr. Darby stated that if the Commission approves this rezone then it will give them approximately 20 days to get with the Council and address this area. With that being said, motion was made by Mr. Darby seconded by Mr. David that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution to allow Ethelyn Kebodeaux, 605 South Stanford, for a rezone from Residential District to Mixed Residential District to allow for a mobile home.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, that they do hereby allow Ethelyn Kebodeaux, 605 South Stanford, for a rezone from Residential District to Mixed Residential District to allow for a mobile home.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Shelton, Mr. Bergeron

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of October, 2007.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Vice-Chairman

The next item on the agenda a resolution granting a variance to Hampton Inn, 210 Henning Drive, to allow for a sign to be located 1 foot from the south property line instead of the required 5 feet. Kemp, with Sign World, addressed the Commission and stated that the pole to the sign is 13 ½ foot away from the property line. The sign itself, that's 60 foot up in the air, will be 1 ½ foot from the south property line. It's the top part

of the sign that's encroaching the property line. Dennis Bergeron, Land Use Administrator, stated that no permit was obtained when the sign was erected. Kemp stated that he left it up to the electrician to get the permit but he failed to get it. Mr. Bergeron also stated that they did not get a state permit either and the State said they would shut him down. Kemp stated that he hasn't dealt with the State, only with the City of Sulphur. Mr. Darby stated that Kemp needs to go to the permit department to obtain all permits prior to the Council voting on this. Motion was then made by Mr. Darby seconded by Mr. David that the following stipulation be added as follows:

WHEREAS, all permits must be obtained prior to City Council voting.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Shelton, Mr. Bergeron

and the said amendment was duly adopted on this 15<sup>th</sup> day of October, 2007.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Vice-Chairman

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

RESOLUTION

Resolution granting a variance to Hampton Inn, 210 Henning Drive, to allow for a sign to be located 1 foot from south property line instead of the required 5 feet.

WHEREAS, all permits must be obtained prior to City Council voting.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Hampton Inn, 210 Henning Drive, to allow for a sign to be located 1 foot from south property line instead of the required 5 feet.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Shelton, Mr. Bergeron

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of October, 2007.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Vice-Chairman

The next item on the agenda a resolution amending Article III, Part 2, Section 1 of the Land Use Ordinance of the City of Sulphur – Application Submission Requirements.

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

#### RESOLUTION

#### RESOLUTION AMENDING ARTICLE III, PART 2, SECTION 1 OF THE LAND USE ORDINANCE OF THE CITY OF SULPHUR – APPLICATION SUBMISSION REQUIREMENTS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana that they do hereby amend Article III, Part 2, Section 1 of the Land Use Ordinance to read as follows:

- (1) Application and Submission Requirements
  - a. All applications for development approval shall be submitted to the Land Use Administrator and contain the information and support data required in Appendix C.
  - b. All applications for development approval shall be submitted by the record owner (or his/her lawful and/or duly appointed agent) of subject property and shall provide written evidence of said ownership or agency.
  - c. If said applicant has a pending violation(s) of this ordinance, or any ordinance of the Code of Ordinances in and for the City of Sulphur, any application for development approval shall be suspended until said violation is concluded.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Shelton, Mr. Bergeron

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of October, 2007.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Vice-Chairman

The next item on the agenda a discussion concerning Land Use Classifications. Mrs. Blanchard, Secretary, stated that Mr. Drost researched the City of Mandeville's zoning ordinance and wants the Commission to look over it and maybe get some ideas from it regarding "tiering". Mr. Bergeron stated that Mandeville is way ahead of Sulphur when it comes to planning and zoning. Mr. Darby stated that he would like the City to hire an independent planner to give us some insight and floor plans to the future. They need to analyze what we have now and protect what we have.

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

10-15-07  
5:43 P.M.