

NOVEMBER 19, 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 19th day of November, 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. Motion was made by Mr. Darby seconded by Mr. David that 215 Evelyn Street and 219 Pearl Street be added to item #1. Motion carried.

Motion was then made by Mr. Lawrence seconded by Mr. Darby 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:

<u>Address</u>	<u>Council District</u>
914 North Claiborne	1
708 North Huntington	1
230 Tamarack	3
215 Evelyn	1

Motion was made by Mr. Darby seconded by Mr. David that the above addresses be granted a 6 month extension and passed on to the City Council for their ratification.

Motion carried.

The next item on the agenda is a resolution granting a variance to William and Cheryl White, 153 Beauregard Street, to allow for a variance to build a shop/garage 1 foot 6 inches from the side property line instead of the required 5 feet. Mr. White addressed the Commission and stated that he doesn't have a bunch of property on the west side of his home. The next door neighbor doesn't have an issue with him encroaching on the property line. Mr. David asked Mr. White if he could get a letter from the neighbor stating that they don't have a problem with the variance. Keith Berry, Building Inspector, stated that Mr. White will have to build a firewall on the west side of the shop/garage. Motion was then made by Mr. Lawrence seconded by Mr. Darby that the following amendment be added to the resolution:

WHEREAS, a firewall shall be built on the west side of the shop/garage as required by the Inspection Department.

Motion carried.

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

RESOLUTION

Resolution granting a variance to William and Cheryl White, 153 Beauregard Street, to allow for a variance to build a shop/garage 1 foot 6 inches from the side property line instead of the required 5 feet.

WHEREAS, a firewall shall be built on the west side of the shop/garage as required by the Inspection Department.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to William and Cheryl White, 153 Beauregard Street, to allow for a variance to build a shop/garage 1 foot 6 inches from the side property line instead of the required 5 feet.

Motion carried.

The next item on the agenda is a discussion concerning City Council to do a study on contracting a City Planner. Mr. Lawrence stated that he attended a training class and he would like to see the City have a comprehensive plan. He suggests that the City contract a zoning professional to look over our current ordinance and give us suggestions on how to move forward. Mr. David stated that Mandeville has a great ordinance we can use as a tool to help us. Mr. Darby stated that this professional can help us work on making our ordinance like Mandeville's. We can meet with administration a couple times a week until we get something that everyone is pleased with. We can work on rezoning areas that aren't zoned correct.

Mayor LeLeux stated that before the Land Use Commission or Council does anything, they need to know exactly what they want. Don't go into this wide open. Sulphur is landlocked. If we try to annex property we start getting involved with water districts and that will create problems. Mandeville has room to grow. If a big company wants to locate in Sulphur and there is a temporary building next door to where they want to locate, they probably will not move to that area because of temporary buildings. The

Land Use Commission needs to look at rebuilding areas and in time that area will look nice. The goal for any City is for the ratio of homeowners to be higher than rental.

Mr. Drost stated that when revamping the ordinance, is the Land Use Commission going to be strict enough to not allow portable building in some areas. Mayor LeLeux also stated that he thinks there are too many billboards in Sulphur. It looks cluttered. The Land Use Commission needs to get with administration to discuss and come up with a plan.

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

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

11-19-07
5:35 P.M.