

NOTICE.....The Land Use meetings will temporarily be held at 1551 East Napoleon Street.

AGENDA
LAND USE COMMISSION MEETING
MONDAY, JULY 15, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, JULY 15, AT 5:30 P.M.** IN THE CITY COUNCIL CHAMBERS LOCATED AT 1551 EAST NAPOLEON STREET, SULPHUR, LOUISIANA TO ADOPT THE FOLLOWING:

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES OF PREVIOUS MEETING (S)

APPROVAL OF AGENDA

1. Resolution approving application for a borrow pit, not to exceed 70 acres, for KNI, LLC (Kevin Ashy) for property located at on the west side of Prater Road, north of Hwy. 90.
2. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following address:
 - a. To extend temporary housing in a recreational vehicle located at 1033 West Verdine Street, in accordance with Ordinance No. 1694, M-C Series.

ADJOURNMENT

****(Anyone addressing the Land Use Commission will be limited to speak for 3 minutes only)

If you are not satisfied with the outcome of the Land Use decision, the City Council will meet on all these issues at their next City Council meeting. If you are still not satisfied with their decision you can appeal it to 14th Judicial District Court.

***The next regular Land Use Commission meeting will be held on Monday, August 19, 2024, at 5:30 p.m. in the Council Chambers located at 1551 East Napoleon Street, Sulphur, La.

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this meeting, please contact Arlene Blanchard at 527-4500, describing the assistance that is necessary.

RESOLUTION

Resolution approving application for a borrow pit, not to exceed 70 acres, for KNI, LLC (Kevin Ashy) for property located on the west side of Prater Road, north of Hwy. 90.

WHEREAS, application has been submitted by KNI, LLC for approval for a borrow pit, not to exceed 70 acres, for KNI, LLC (Kevin Ashy) for property located on the west side of Prater Road, north of Hwy. 90 for the following property description:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SW QUARTER OF THE SW QUARTER OF SECTION 29 AND THE NW QUARTER OF THE NW QUARTER OF SECTION 32, ALL IN TOWNSHIP 9 SOUTH, RANGE 9 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THAT IS NORTH 89°23'12" WEST 50.00 FEET FROM THE SE CORNER OF THE SW QUARTER OF THE SW QUARTER OF SAID SECTION 29, TOWNSHIP 9 SOUTH, RANGE 9 WEST;

THENCE SOUTH 00°11'12" EAST A DISTANCE OF 1263.31 FEET; THENCE NORTH 89°53'52" WEST A DISTANCE OF 1220.00 FEET;

THENCE NORTH 00°11'12" WEST A DISTANCE OF 2499.30 FEET; THENCE SOUTH 89°53'52" EAST A DISTANCE OF 1220.00 FEET;

THENCE SOUTH 00°11'12" EAST A DISTANCE OF 1235.99 FEET TO THE POINT OF COMMENCEMENT.

HEREIN DESCRIBED TRACT CONTAINING 70.00 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

WHEREAS, approval of application is contingent upon the applicant submitting the following required documents with the development permit application:

1. Runoff Management Plan (RMP)
2. Gravity Drainage District 5 Letter of No Objection (depends on access to southern portion)
3. Stormwater Pollution Prevention Plan / Notice of Intent to DEQ for discharge permit
4. Detailed ingress/egress plans, on and off site

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this application approval shall be withdrawn and considered null and void.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby approve the application for a borrow pit, not to exceed 70 acres, for KNI, LLC (Kevin Ashy) for property located on the west side of Prater Road, north of Hwy. 90.

APPROVED AND ADOPTED by
Land Use Commission of the City of
Sulphur, Louisiana, on this ____
day of _____, 2024.


TROY DARBY, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



Memo

To: Land Use and Planning Commissioners
From: Austin Abrahams 
Director, Department of Public Works
CC: Arlene Blanchard, Mayor Mike Danahay
Date: 7/8/2024
Re: ***Property located on west side of Prater Road, north of Hwy 90:
Approval of Borrow Application***

Comments: **Application:**

KNI, LLC (Kevin Ashy) has requested the approval of a borrow pit, not to exceed 70 acres.

Situation:

Applicant has already received a variance for the borrow pit to exceed five acres not to exceed 70 acres. The proposal includes two ponds separated by a drainage lateral maintained by GGD5. Depending on how the applicant plans to access the southern portion, additional approval from gravity drainage may be required.

Findings:

In accordance with Article III, Part 2, Section 5(3) of the Land Use Ordinance (Ordinance), the application has been reviewed. The following findings are offered for your consideration:

- a. Required documents not yet received for review:
 - 1. Runoff Management Plan (RMP)
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2. Notice of Intent and Storm Water Management Plan sent to DEQ
 3. Detailed ingress/egress plans, on and offsite.
 - b. In accordance with Article III, Part 2, Section 10 of the Land Use Ordinance, hauling must be completed within 3 years.

Recommendations:

Contingent upon the applicant submitting required documents with the development permit application and found to be in compliance with city standards, it is recommended the application be granted.



City of Sulphur Application for Borrow Pit or Pond

Date: 6/28

Fee: _____
(See Ord. 1733 M-C)

Submit the following with this application: Legal description and a detailed site plan. Upon review, the Permit Office may require a cash deposit. If necessary, the deposit must be paid to the Permit Office before the application is considered complete. This will apply to all borrow pit and pond application requests.

Name of Applicant: Kevin Ashy Phone: _____ Cell: 225-939-8485

Address: 19620 Southern Hills Ave Baton Rouge LA 70809
Street City State, Zip Code

Name of Dirt Contractor: TBD Phone: _____ Cell: _____

Address: _____
Street City State, Zip Code

Does the Dirt Contractor have an occupational license? _____ Yes _____ No

Location of Excavation: _____

Purpose of Excavation: Personal use: Borrow Pit ☒ Pond _____

Will any dirt be removed from the site? ☒ Yes _____ No

Size of Borrow Pit/Pond: _____ Length _____ Width _____ Depth _____ Side Slope
(Can't exceed 5 acres)

If dirt is removed from the site, this section must be filled out completely

What percentage of dirt will be removed from site 100 % # of cubic yards 4.2 million

Cubic yards are determined by using this formula (Length (ft.) X Width (ft.) X Depth (ft.) divided by 27 = cubic yards

1. Size of trucks to haul dirt: _____ 7 yards _____ 14 yards TBD Other _____
2. Number of loads to be hauled each day: unknown
3. Which days of the week do you plan to operate: up to 7 Days
4. Operating hours of borrow pit/pond: Per Ordinance
5. How long will it take to complete the dirt removal operation: unknown
6. Do you have a contract with a specific company: No
7. Name all roads you plan to haul on from this location: TBD

8. Is site to be fenced? _____ Yes _____ No Fence type: TBD

9. Will borrow pit/pond be stocked? _____ Yes ☒ No

10. Will public have access to the stocked pit? _____ Yes ☒ No

11. What are the setbacks? _____ Side yard _____ Rear Yard _____ Front Yard

12. What is the distance of the nearest borrow pit in operation unknown

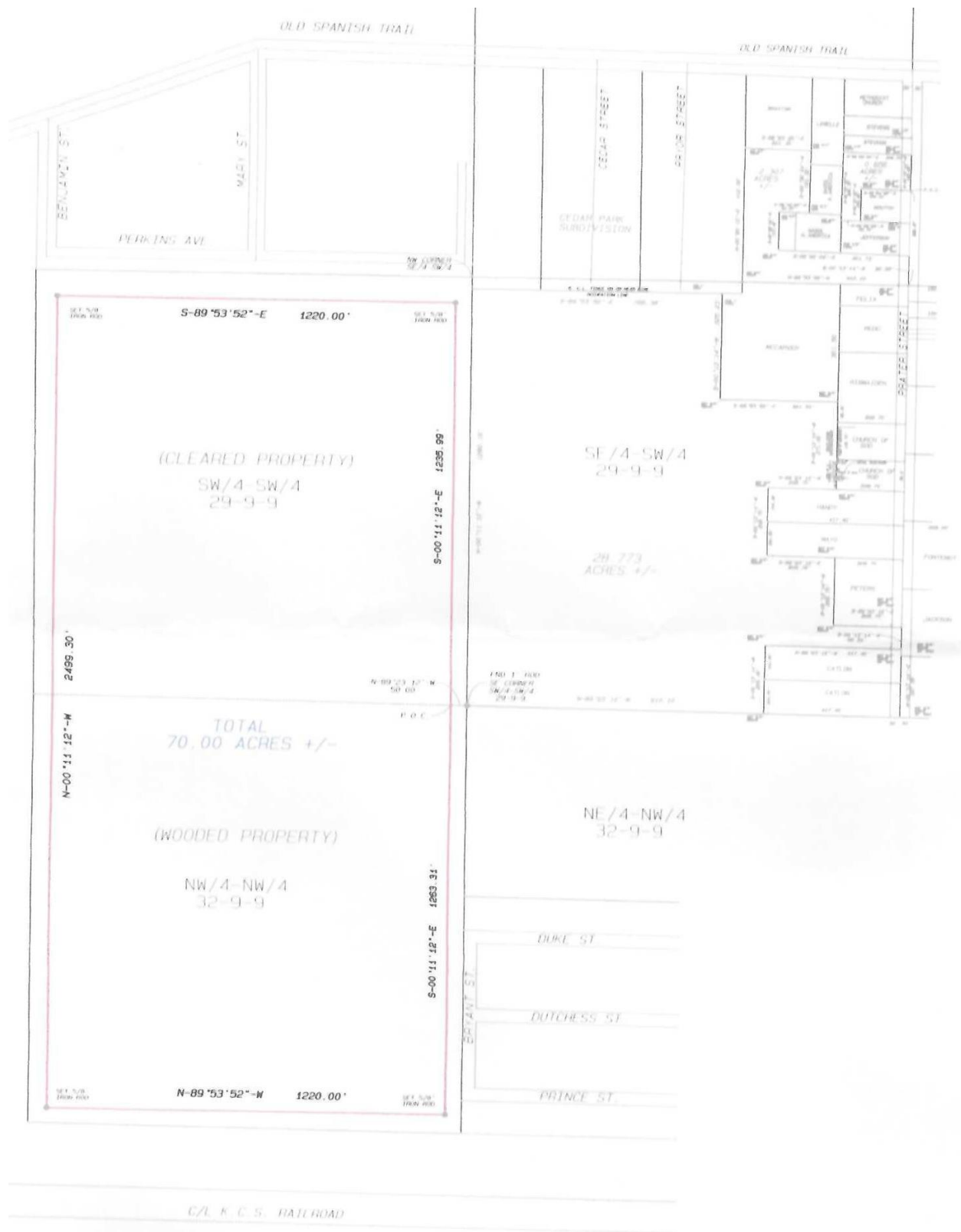
13. Length of access road and type of road surface TBD

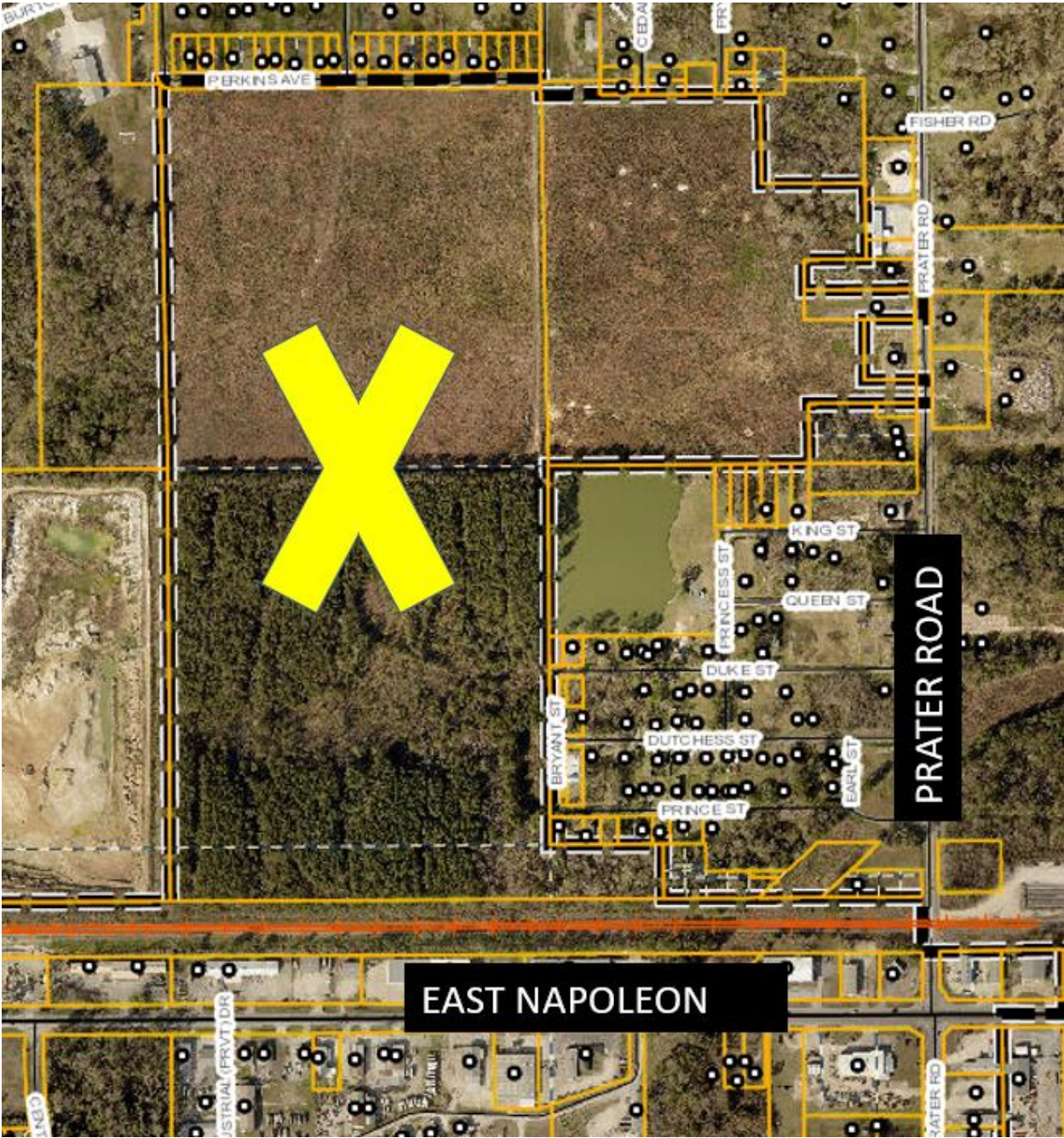
Special Note: The individuals signing this form, including all accompanying documents, certifies that the information provided is true, correct and complete to the best of my knowledge and belief.

[Signature] 6/28
Applicant Date Dirt Contractor Date

Comment letter from Land Use Administrator/Chief Building Official _____

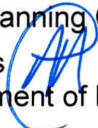
Remarks: _____







Memo

To: Land Use and Planning Commissioners
From: Austin Abrahams 
Director, Department of Public Works
CC: Arlene Blanchard, Mayor Mike Danahay
Date: 7/8/2024
Re: 1033 West Verdine Street – Extension for temporary housing in RV

Comments: **Summary of Recommendation:**

No objection to the extension provided the applicant presents documentation for justification.

Application:

To extend temporary housing in a recreational vehicle located at 851 McArthur Street, in accordance with Ordinance No. 1694, M-C Series.

Situation:

Applicant indicates that they are fighting with insurance. According to Inspections Department, someone is currently living in the home. No permits have been pulled.

Recommendation:

In accordance with Article III, Part 2, Section 4 (9), based on the above findings, **contingent upon the lack of objections from the Building Permits Division** it is recommended that the variance be **granted**.
