

July 15, 2024

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its temporary meeting place located at 1551 East Napoleon Street, Sulphur, LA, held at 5:30 p.m., on the 15th day of July, 2024, after full compliance with the convening of said meeting with the following members present:

TROY DARBY, Land Use Commission District 2
EDDIE LEBLANC, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - LENORE CARROLL, Land Use Commission District 1
VERONICA ALLISON, Land Use Commission District 3

After the meeting was called to order and the roll called with the above results, prayer was led by Mr. Darby with the Pledge of Allegiance led by Mr. LeBlanc.

Motion was then made by Mr. Brazzell seconded by Mr. LeBlanc that the minutes of the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mr. Brazzell seconded by Mr. LeBlanc that the agenda stand as written. Motion carried unanimously.

The first item on the agenda is a 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. Wyvette Covsin (sp), representing Duchess Street, addressed the Commission and stated that she just found out about this borrow pit. Her family members asked her to come to the meeting to oppose it. She then read a letter opposing the borrow pit.

Danny DiPetta, Bonin Drive, addressed the Commission and asked when KNI, LLC was formed and who is Kevin Ashy in relation to the LLC. Mr. Favre, representing KNI, LLC, stated that it was formed when the property was purchased around 2014-2015, and Kevin Ashy is one of the owners. Mr. DiPetta then asked if a runoff plan was submitted. Mr. Favre stated that he had discussions with Austin

Abrahams, Land Use Administrator/Public Works Director, and there are several items listed in the resolution that have to be done before a permit is given. These items are very costly so we wanted to see if we would get the application approved first before we spent money on these items. The permit is conditioned on these items. Mr. DiPetta then asked if any of the dirt was tested for contaminants. Mr. Favre stated that all dirt will be tested and also the depth for the pit. We can't move bad soil. Mr. DiPetta then stated that a lot of the information is missing off the application so he would consider this application incomplete and ask that this be postponed until all the information is filled out. There was then discussion on the condition of the streets. Mr. Favre stated that all roads will be bonded. The trucks will stay off city streets and they will only travel on Parish or State streets with their approval. As far as getting dirt on the streets, they'll have sweepers and water so it doesn't disrupt the neighborhood. After discussion, motion was made by Mr. Brazzell seconded by Mr. LeBlanc that the following resolution be adopted to-wit:

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.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mr. LeBlanc, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Carroll, Mrs. Allison

And the said resolution was declared duly adopted on this 15th day of July, 2024.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

The next item on the agenda is an 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.

Perry Sonnier, owner, stated that they are still waiting on insurance. Motion was then made by Mr. LeBlanc seconded by Mr. Brazzell that the above address be granted a 6-month extension. Motion carried unanimously.

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

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

7/15/24
6:15 P.M.