

April 18, 2011

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its regular meeting place located at 500 N. Huntington Street, Sulphur, Louisiana, at 5:30 p.m., on the 18th day of April, 2011, after full compliance with the convening of said meeting, with the following members present:

LENORE CARROLL, Land Use Commission District 1
TROY DARBY, Land Use Commission District 2
JOHNNY PEEL, Land Use Commission District 3
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT - LAWRENCE DAVID, Land Use Commission District 4

After the meeting was called to order and the roll called with the above results, prayer was led by Mr. Peel followed by the reciting of the Pledge of Allegiance led by Mr. Lawrence.

The Chairman asked if there were any changes to the minutes of the previous meeting. With no changes being made, motion was made by Mrs. Carroll seconded by Mr. Lawrence that the minutes stand as written. Motion carried.

The Chairman asked if there were any changes to the agenda. Motion was made by Mr. Peel and seconded by Mr. Lawrence that item #4 be removed. Motion carried.

Motion was then made by Mr. Peel seconded by Mr. Lawrence that the agenda stand as changed. Motion carried.

The first item on the agenda is an update from Tim Jackson on Comprehensive Plan for the City of Sulphur. Tim Jackson, Planner, stated that the Master Plan process has started. A Master Plan is a guide/blueprint for future decisions and policies for the City. Public meetings have been held and census data collected. The Advisory Committee has had about 5 meetings and they will have 1-2 more. He also stated that he has had about 40 one-on-one meetings with

Administration, Council, etc. There was also a contractors/builders meeting in March. He has received lots of input for the Plan. Once the Plan is complete there will be several public hearings then the Land Use Commission and City Council will act on it. Mr. Jackson also stated that questionnaires have been sent out and below are a few comments that stand out:

ASSETS

- Parks and recreation
- Small town residential feel
- Churches
- Schools
- Hospital
- Library
- I-10 considered an asset

ISSUES

- Preserve what we have
- Aesthetics
- Signs/billboards
- Infill (how/where will City grow)

Mr. Jackson stated that in a couple of months a hard copy should be ready to be handed out. Copies of this Plan should be available to the public at City Hall, Library and on the City's website.

The next item on the agenda is a resolution appealing administrative decision on Home Business Application for Sandie Baima, 513 S. Trailwood Street, to allow for Ooh La La Spa. Ms. Baima addressed the Commission and stated that she is a massage therapist and would like to see clients in her home. She will have no more than 3 people a day, 3-4 days a week. Her driveway is big enough for 3 vehicles so no one will be parking on the road.

Mr. Bruce stated that Administration wasn't able to approve the Home Business because clients would be going to her home. The Land Use ordinance allows for beauticians. It doesn't say anything about massage therapists.

Ms. Baima stated that her neighbors are aware that she wants to open a Home Business and they have no problem with it. Mayor Duncan stated that he would like to see a petition from the neighbors just to protect the neighborhood. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following amendment be made:

- A petition shall be signed by adjacent property owners

Motion carried.

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

RESOLUTION

Resolution appealing administrative decision on Home Business Application for Sandie Baima, 513 S. Trailwood Street, to allow for Ooh La La Spa.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby approve the application for a Home Business for Sandie Baima, 513 S. Trailwood Street, to allow for Ooh La La Spa with the following stipulations:

- A petition shall be signed by adjacent property owners

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mr. Peel, Mr. Lawrence

NAYS: None

ABSENT: Mr. David

And the said resolution was declared duly adopted on this 18th day of April, 2011.

ATTEST:

ARLENE BLANCHARD, Clerk

TROY DARBY, Chairman

The next item on the agenda is a resolution granting a rezone to Michael and Wendy Koonce, 1309 Cypress Street and adjoining east lot, from Residential District to Business District to allow for a business. Mr. Darby stated that this strip of property on Cypress was

incorrectly zoned when zoning was adopted. Businesses are located in this area. Motion was made by Mr. Peel seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to Michael and Wendy Koonce, 1309 Cypress Street and east vacant lot, from Residential District to Business District to allow for a business.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Michael and Wendy Koonce, 1309 Cypress Street and east vacant lot, from Residential District to Business District to allow for a business.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mr. Peel, Mr. Lawrence

NAYS: None

ABSENT: Mr. David

And the said resolution was declared duly adopted on this 18th day of April, 2011.

ATTEST:

ARLENE BLANCHARD, Clerk

TROY DARBY, Chairman

The next item on the agenda is a resolution granting a rezone to Claiborne Faul, et al, 222 Patton Street and east adjoining lot, from Residential District to Commercial District to market property to be sold. Mr. Bruce stated that he will abstain from speaking because his mother-in-law lives in this neighborhood so Mr. Jackson will be answering questions. Mr. Jackson stated that he did not recommend this rezone, especially to Commercial, because there are so many permitted uses. Commercial District opens the door to so many things that aren't compatible with the neighborhood. Patton Street is a 2-lane road and not built for Commercial use, such as heavy trucks and equipment.

Patti Mallett, property owner across the street from 222 Patton Street, addressed the Commission and stated that Mr. Stokes, property owner of many lots in that area, does not oppose of the rezone. He wants to rezone his lots also but not at this time.

Mr. Lawrence stated that he has a problem with this rezone because the owner doesn't have any plans for the property. He doesn't want to rezone until he knows what will be built on this property.

Mr. Darby stated that he would like to table this resolution until May since the property owners weren't at meeting to answer questions. Mr. Peel suggested that the property owner get signatures from surrounding property owners stating they aren't in opposition of the rezone. Mrs. Blanchard, Council Clerk, stating that she suggested to property owner to rezone to Business rather than Commercial but the property owner said no he wanted to rezone to Commercial.

At this time the Chairman asked for a motion to approve. With there being no motion from the Commission the following resolution died for lack of motion:

Resolution granting a rezone to Claiborne L. Faul, et al, 222 Patton Street and east adjoining lot, from Residential District to Commercial to allow for the property to be sold.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Claiborne L. Faul, et al, 222 Patton Street and east adjoining lot, from Residential District to Commercial to allow for the property to be sold.

And the said resolution died for lack of motion on this 18th day of April, 2011.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

The next item on the agenda is a resolution granting a rezone to Patti Hennard Mallet, et al, 223 Patton Street, from Residential District to Commercial District and also adjoining strip of property (west side of 223 Patton Street) from Business District to Commercial District to market property to be sold. Patti Mallett addressed the Commission and stated that they would like to rezone for future growth in that area. Recently there have been hotels and Stines built in that area. They do not have a buyer yet. Mr. Peel stated that he would consider voting for a rezone to Business but not Commercial. Mrs. Mallett stated that they are hoping that the hotel adjacent to this property would be interested in buying it to use as a parking lot or for a swimming pool. They haven't spoken to the hotel owners yet. She asked if the hotel was interested in purchasing the property could they expand their business. Tim Jackson stated that in the Commercial District it doesn't say anything about an accessory use. In the Business District it does allow for an accessory use. He would have to check into this and study it more before he could give a definite answer.

Mr. Lawrence stated that if the hotel is interested in purchasing the property then he would feel more comfortable rezoning but not until he knows what's going there. Mrs. Mallett stated that there are businesses on that street already. Mr. Darby stated that Kim Kool is grandfathered in. We have businesses growing on top of neighborhoods in Sulphur and the City is trying to eliminate these things from happening. Mrs. Mallett stated that Garrett Street has many houses on that street and the Land Use and Council just granted them a rezone to put a hotel. What's the difference? Garrett Street is much shorter than Patton Street and it's a dead end. Mr. Lawrence stated that the hotel owners submitted a petition from all the home owners on that street; that's why we granted the rezone.

At this time the Commission asked Mrs. Mallett to do two things (1) get petition from neighbors that are adjacent to her property and across the street (2) check with Administration if hotel will be allowed to have parking/swimming pool.

Motion was then made by Mr. Lawrence seconded by Mr. Peel that the following resolution be tabled until May meeting:

Resolution granting a rezone to Patti Hennard Mallett, et al, 223 Patton Street, from Residential District to Commercial District and also adjoining strip of property (west side of 223 Patton) from Business District to Commercial District to market property to be sold.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Patti Hennard Mallett, et al, 223 Patton Street, from Residential District to Commercial District and also adjoining strip of property (west side of 223 Patton) from Business District to Commercial District to market property to be sold.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mr. Peel, Mr. Lawrence

NAYS: None

ABSENT: Mr. David

And the said resolution was tabled on this 18th day of April, 2011.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

4/18/11

6:25 PM