

DECEMBER 17, 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 17th day of December, 2007, after full compliance with the convening of said meeting, with the following members present:

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

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. Lawrence seconded by Mr. David that #4 be added to the agenda. Motion carried.

Motion was then made by Mr. Lawrence seconded by Mr. David that item #5 be added to the agenda. Motion carried.

Motion was then made by Mr. Lawrence 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:

Address

**Council
District**

502 Barrett
841 Brimstone

1
1

Motion was made by Mr. David seconded by Mr. Lawrence 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 Joel M. Kyle, 801 West Lincoln, to allow for a variance for a carport to be built 9 feet from the front property line instead of the required 15 feet. Motion was made by Mr. David seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Joel M. Kyle, 801 West Lincoln, to allow for a variance to allow for a carport to be built 9 feet from the front property line instead of the required 15 feet.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to allow for a carport to be built 9 feet from the front property line instead of the required 15 feet.

A vote was then called with the results as follows:

YEAS: Mr. Bergeron, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Shelton, Mr. Darby

And the said resolution was declared duly adopted on this 17th day of December, 2007.

ATTEST:

ARLENE BLANCHARD, Clerk

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution granting a variance to Cline Enterprises, L.L.C. (Robert Cline, Yvonne Ames, Catherine Bell) to allow for duplexes on lots 1, 4 & 5 to be located 14.6 feet from the front property line instead of the required 20 feet and for lots 2, 3 & 6 to be located 8.5 feet from the front property line instead of the required 20 feet. Mrs. Bell addressed the Commission and stated that this property was inherited and she would like to build duplexes but 6 of the 9 duplexes will need a variance. Approximately 1 year ago she met with the City Inspectors and they told Mrs. Bell exactly what she had to do. She then met with an engineer to draw the plans. The plans have now been drawn for quite some time now. After my plans were drawn, the laws have changed and wasn't aware of the change. Mrs. Bell then stated that her plans are in accordance with the old ordinance. Mrs. Bell also stated that as long as she is alive these duplexes will not be sold. There are a total of 18 homes. After discussion, motion was made by Mr. David seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Cline Enterprises, L.L.C. (Robert Cline, Yvonne Ames, Catherine Bell), to allow for duplexes on lots 1, 4 & 5 to be located 14.6 feet from the front property line instead of the required 20 feet and for lots 2, 3 & 6 to be located 8.5 feet from the front property line instead of the required 20 feet (Self Street)

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Cline Enterprises, L.L.C. (Robert Cline, Yvonne Ames, Catherine Bell), to allow for duplexes on lots 1, 4 & 5 to be located 14.6 feet from the front property line instead of the required 20 feet and for lots 2, 3 & 6 to be located 8.5 feet from the front property line instead of the required 20 feet (Self Street)

A vote was then called with the results as follows:

YEAS: Mr. Bergeron, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Shelton, Mr. Darby

And the said resolution was declared duly adopted on this 17th day of December, 2007.

ATTEST:

ARLENE BLANCHARD, Clerk

JOHNNY BERGERON, Chairman

The next item on the agenda a resolution amending Article IV, Part 2, Section 3 (2) of the Land Use Ordinance of the City of Sulphur (Accessory Uses). Dru Ellender, Councilman for District 1, addressed the Commission and stated that she would like to see this section of the ordinance change because there are certain things you can do in a mixed residential district that can't be done in a residential district. She was noticing in her district that people are building things in their front yards that aren't attached to their dwelling. As the law read now, an accessory structure (made of anything), can be put in the front of yards without it being attached to the dwelling in a mixed residential district. She wants to law to be amended so that you just can't put any type of structure in your front yard without it being attached to the dwelling. Mrs. Ellender stated that in a mixed residential district if someone wanted to put a barn in their front yard they could. She doesn't think this is right. Why can't this part of the ordinance be like the residential district? Mr. Lawrence stated that he would like to hear from the residence of a mixed residential area prior to voting on this. Mr. David stated that the Land Use Commission could approve this and it would give them 3 weeks to work with the Council on this amendment. After discussion, motion was made by Mr. Lawrence seconded by Mr. David that the resolution be adopted to-wit:

RESOLUTION

RESOLUTION AMENDING ARTICLE IV, PART 2, SECTION 3 (2) OF THE LAND USE ORDINANCE OF THE CITY OF SULPHUR – ACCESSORY USES.

WHEREAS, Article IV, Part 2, Section 3 (2) of the Land Use Ordinance shall be amended to read as follows:

(2) Development Standards

- (a) All detached accessory structures and uses in any residential district and mixed residential district, other than fences, shall be located in the rear or side yard of the residential unit;
- (b) Except within the determined sight triangle, fences may be located at any point on the lot;
- (c) No accessory structure or use in a residential district or mixed residential district shall occupy more than thirty-five percent (35%) of the total floor area of all structures on the entire lot. Provide information by professional of record.
- (d) No accessory structure or use shall exceed the height of the principal structure to which it is accessory. Except motor home covers not to exceed 17 feet.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article IV, Part 2, Section 3 (2) of the Land Use Ordinance.

A vote was then called with the results as follows:

YEAS: Mr. Bergeron, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Shelton, Mr. Darby

And the said resolution was declared duly adopted on this 17th day of December, 2007.

ATTEST:

ARLENE BLANCHARD, Clerk

JOHNNY BERGERON, Chairman

The next item on the agenda a presentation from Lauren Harrel on economic impact on historic survey. Mrs. Harrel stated that she helps communities do historic planning from an economic prospective. Mrs. Harrel then gave a power-point presentation (see CD attached to minutes).

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

ATTEST:

ARLENE BLANCHARD, Secretary

JOHNNY BERGERON, Chairman

12-17-07
6:20 P.M.