

July 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 July, 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
LAWRENCE DAVID, Land Use Commission 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 was led by Mr. Peel followed by the reciting of the Pledge of Allegiance led by Mrs. Carroll.

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

The Chairman asked if there were any changes to the agenda. Motion was made by Mr. Darby seconded by Mrs. Carroll that item #2 be removed from the agenda. Motion carried.

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

The first item on the agenda is a resolution granting an exception to Harry Ladas, property on north side of Parish Road (across from 317 Parish Road) to allow for 10 single family dwellings and 9 two-story duplexes. Ray Mayberry, contractor, addressed the Commission and asked if the City would allow them to change some of the duplexes to single family dwellings if they needed to once they got started with the project. Mr. Bruce stated that they would have to meet the density requirements.

Mr. Darby stated that if this development changes from the plans (i.e. setbacks, etc) that have been submitted then they will receive no variances. The owners will have to meet all guidelines that the City requires. Mr. Mayberry stated that the depth of the property may be a problem that's why they may change to single family. He also stated that the proposed street will be south of the floodway.

Motion was made by Mr. David seconded by Mr. Darby that the following stipulation be added:

- Exception only valid if property is sold to Corbello Investors.

Motion carried.

Mayor Duncan stated that prior to any construction the contractor needs to get with Keith Berry, Building Inspector, to make sure they are doing everything correct.

At this time motion was made by Mr. Darby seconded by Mr. Peel that the following stipulation be made:

- City shall hold property owner responsible for meeting all guidelines set forth by City (i.e. no variances shall be granted).

Motion carried.

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

RESOLUTION

Resolution granting an exception to Harry Ladas, West Parish Road, to allow for 10 single story units and 9 two-story units, in accordance with Article IV, Part 3, Section 4 (3) (b) of the Land Use Ordinance of the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an exception to Harry Ladas, West Parish Road, to allow for 10 single story units and 9 two-story units, in accordance with Article IV, Part 3, Section 4 (3) (b) of the Land Use Ordinance of the City of Sulphur with the following stipulations:

1. A 6' privacy fence shall be installed along the west property line, which abuts a residential land use.
2. Provide a security fence along the north property line, the location of which is to be approved by Gravity Drainage District No. 5, Calcasieu Parish.
3. Develop a drainage plan and have it approved as part of the Permit process.
4. Develop a conceptual development plan. Said plan shall indicate the proposed building limits relative to the drainage canal along the north line of the development. This plan shall be submitted to and approved by Gravity Drainage District No. 5, Calcasieu Parish.
5. Containers for solid waste (dumpsters) shall be located along the northern edge of the property, no closer than fifteen feet to an adjacent property line and screened with a 6' tall, gated, masonry or lumber fence.
6. Exception only valid if property is sold to Corbello Investors.
7. No variances shall be granted for this project.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

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

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

7/18/11

5:55 P.M.