

July 21, 2025

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its temporary meeting place located at 501 Willow Street, Sulphur, LA, held at 5:30 p.m., on the 21st day of July, 2025, 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 and pledge was led by Mr. Darby.

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

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

The first item on the agenda is a resolution granting an Exception to Ann Marie Pego (Keever), 309 East Thomas Street, to allow for a mobile home in a Business District. Mrs. Pego addressed the Commission and stated that at one time she did have a mobile home on this lot, but it's been years ago. After Hurricane Laura she put a mobile on the lot to the east of this lot. She didn't buy a mobile home yet because she wanted to see if this Exception would pass. Mr. Darby stated that we have a Master Plan map and he doesn't want to say yes to this and it not fit the Master Plan. Mr. Abrahams, Land Use Administrator, pulled up the Master Plan map and showed that a mobile home would fit on this street according to the Master Plan. After discussion, motion was made by Mr. Darby seconded by Mr. LeBlanc that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO ANN MARIE PEGO, 309 EAST THOMAS STREET, TO ALLOW FOR LIVING IN A BUSINESS DISTRICT.

WHEREAS in accordance with Article IV, Part 3, Section 4 (3) of the Land Use Ordinance of the City of Sulphur, application has been received from Ann Marie Pego, 309 East Thomas Street, to allow for living in a Business District for the following described property:

ALL OF LOT 8 BLK 1 LYING S OF THOMAS STREET AND A PORTION OF THE E/2 OF BLK 2 ALL IN GEORGE HILLEBRANDT SUB

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this Exception, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

If City Council does hereby approve this Exception the owner of this Exception shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this Exception.

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

BE IT RESOLVED by the City Council of the City of Sulphur Louisiana, that they do hereby grant an Exception to Ann Marie Pego, 309 East Thomas Street, to allow for living in a Business District.

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 21st day of July, 2025.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

7/21/25
5:45 P.M.