

September 19, 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 19th day of September, 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. Darby followed by the reciting of the Pledge of Allegiance led by Mr. Peel.

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. David seconded by Mrs. Carroll that the agenda stand as written. Motion carried.

The first item on the agenda is a resolution granting the subdividing of property for RR Company of America, LLC, located at 329 N. Cities Service Hwy. Mr. Darby stated that the intersection in front of Wal-Mart is horrible. What's the plan if more businesses move in this area? Mr. Bruce stated that this is a task for LADOTD. They looked at the plans from RR Company and didn't see any additional demands or modifications on infrastructure. The Mayor stated that he spoke to Mr. Giles, LADOTD, and they are currently looking at this area. He also stated that this is a state highway. Mr. Warren, Realtor, stated that if LADOTD tells them they

need to make changes, then the developer will. Motion was made by Mr. Darby seconded by Mrs. Carroll that the following stipulations be added to the resolution:

- Means of access to the southwest parcel (Tract III, 1.67 Acres) must be granted.
- Means of access must accommodate emergency vehicle traffic.
- Means of access for utilities servicing the southwest parcel must be assured.

Motion carried.

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

RESOLUTION

Resolution accepting the subdividing of lots in accordance with III, Part 1, Section 1, (6) (e) of the Land Use Ordinance to RR Company of America, LLC, located at 329 North Cities Service Highway.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept the subdividing of lots to RR Company of America, LLC, located at 329 North Cities Service Highway with the following stipulations:

- Means of access to the southwest parcel (Tract III, 1.67 Acres) must be granted.
- Means of access must accommodate emergency vehicle traffic.
- Means of access for utilities servicing the southwest parcel must be assured.

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 19th day of September, 2011.

ATTEST:

ARLENE BLANCHARD, Clerk

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a variance to Directional Drilling Services, 215 Smith Road, to allow for improved surfacing for only 2 handicap parking spaces rather than the entire 21 spaces (*required – 2 handicap and 19 regular parking spaces*). Marcus Trahan, representative for Directional Drilling, stated that only 2 mechanics work there. All the other employees park their vehicles at this site but then they carpool out of town. The gates stay locked and it will be just the two mechanics there. They don't feel there's a need for more parking. Mr. Bruce stated that the 21 spaces are required in the Land Use ordinance based on square footage of the building. Mr. Berry told Mr. Trahan that they could reduce the parking spaces if they based the square footage of the office space only. The office will require 2 handicap and 3 regular parking spaces. This could be done administratively without a variance. If the occupancy changes later on, then they will be required to put more parking spaces. Mr. Bruce also stated that if this variance is granted it will allow them to put only 2 handicap spaces, no matter how big the business expands. Mr. Darby stated that other businesses have to put the required parking spaces, so should this business. Motion was made by Mr. Darby seconded by Mr. David that the following resolution be adopted:

Resolution granting a variance to Article IV, Part 2, Section 7 of the Land Use Ordinance of the City of Sulphur to Directional Drilling Services, 215 Smith Road, to allow for improved surfacing for only 2 handicap parking spaces rather than the entire 21 parking spaces.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Article IV, Part 2, Section 7 of the Land Use Ordinance of the City of Sulphur to Directional Drilling Services, 215 Smith Road, to allow for improved surfacing for only 2 handicap parking spaces rather than the entire 21 parking spaces.

A vote was then called with the results as follows:

YEAS: None

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

ABSENT: None

And the said resolution failed on this 19th day of September, 2011.

ATTEST:

ARLENE BLANCHARD, Clerk

GERRIT LAWRENCE, Chairman

The next item on the agenda is a presentation by Tim Jackson on Draft I of Part I of the Comprehensive Plan for the City of Sulphur. Mr. Jackson gave a brief presentation on the following:

- Part I of the Comprehensive Plan is comprised of demographics, maps, and public meetings
- Part I is a snapshot of what the City currently looks like
- The Comprehensive Plan will not change any ordinance. It is a blueprint of what you want the City to look like
- There was discussion concerning public meetings

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

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

9/19/11
6:33 P.M.