

December 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 December, 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. David.

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. With no changes made, motion was made by Mr. Peel seconded by Mr. Darby that the agenda stand as written. Motion carried.

The only item on the agenda is a resolution granting the subdividing of lots for Henry Belsha, 226 Hazel Street. Mr. Belsha addressed the Commission and stated that he has been building homes for 45 years and has built 4-5 homes on Hazel Street. He would like to subdivide the lot and either build 2 single family dwellings or sell the lots. LeRoy Meaux, 225 Hazel Street, addressed the Commission and asked if these homes would enhance the neighborhood. This lot was once a huge lot and was already subdivided once (north and south), now it will be subdivided again (east and west). Are these lots comparable to other lots in the neighborhood?

Our property value may suffer. The map that was submitted by Mr. Belsha doesn't match the map from the GIS mapping.

John Rytkenon, 2911 Roxton Street, addressed the Commission and stated that when the duplexes were built on Roxton the neighborhood was told that it was going to be a mother-in-law home. They are ugly brown duplexes with a huge garage. The wood is turning black because they aren't being kept up. If this lot is subdivided, the homes will have to be very small. What will be the sq. ft. of these homes? What will the exterior be built with, brick, wood or vinyl? What is the ultimate plan down the road? Mr. Darby explained that the Commission is only voting on the subdividing of this lot. Duplexes can't go here unless it comes back before the Commission and Council and the yellow signs will have to be posted on property.

Mr. Rytkenon asked how the Commission could grant this subdivision if they don't know what will go there. Mr. Lawrence stated that prior to the adoption of zoning in 2003 anything could be built anywhere. We now have zoning and all setbacks and ordinances will have to be followed. The City can't tell property owners how big or what their homes should be built with. These guidelines will be in the deed restrictions only. The City doesn't deal with any subdivision restrictions. After several neighbors questioned what exactly was going on this property and how it was going to be built, motion was made by Mr. Peel seconded by Mrs. Carroll that the following resolution be adopted to-wit:

#### RESOLUTION

#### RESOLUTION GRANTING THE SUBDIVIDING OF A CERTAIN LOT LOCATED AT 226 HAZEL STREET.

WHEREAS, Henry Belsha has submitted an application for the subdividing of lot located at 226 Hazel Street which action shall be taken by the Land Use Commission and City Council of the City of Sulphur for the following described property:

COMMENCING 350 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S/2 OF E/2 OF SE/4 OF NE/4) OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST, THENCE WEST A DISTANCE OF 226 FEET, THENCE SOUTH A DISTANCE OF 135.7 FEET, THENCE EAST A DISTANCE OF 226 FEET, THENCE NORTH A DISTANCE OF 135.7 FEET TO POINT OF COMMENCEMENT, LESS & EXCEPT THE WEST 75 FEET THEREOF, IN CALCASIEU PARISH, LOUISIANA

NOW THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana that they do hereby grant the subdividing of lot located at 226 Hazel Street submitted by Henry Belsha.

A vote was then called with the results as follows:

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

NAYS: Mr. David

ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of December, 2011.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

12/19/11  
6:10 P.M.