

January 17, 2012

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 17th day of January, 2012, 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  
LAWRENCE DAVID, Land Use Commission District 4  
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT - JOHNNY PEEL, Land Use Commission District 3

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. Redd.

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. David 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. Darby seconded by Mr. David that the agenda stand as written. Motion carried.

The first item on the agenda is a resolution granting a variance to George Statum, 649 Phillips Street, to allow for off-site storage of a travel trailer. Lane Moak, 510 Linton Street, addressed the Commission and stated that he turned in a petition of opposition from the neighbors. He also stated that Mr. Statum put a travel trailer on this property and let his son move into it. There is electricity hooked up to it. The neighborhood is against the travel trailer being there. If the trailer is allowed to stay there then we will never know when someone is living there. John Bruce, Land Use Administrator, described the two variances.

Bill LeBlanc, neighborhood property owner, stated that he bought property in this neighborhood and he wouldn't be allowed to put a travel trailer on his property to let someone live in it, so why should the Land Use Commission allow Mr. Statum. It would be a lot cheaper to buy property and move in travel trailers but that's not what anyone wants.

Johnny Thomas, neighborhood property owner, stated that he opposes travel trailers and also mobile homes in this neighborhood. The mobile homes that are currently in the neighborhood are grandfathered in. There's nothing he can do about that. He doesn't want any more to be allowed. He asked that the Commission honor the neighborhood's wishes and not grant these variances. After discussion, motion was made by Mr. Darby seconded by Mr. David that the following resolution be adopted to-wit:

Resolution granting a variance to Article IV, Part 3, Section 1 (1) of the Land Use Ordinance of the City of Sulphur to George Statum, 649 Phillips Street, to allow for off-site storage of a travel trailer.

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 3, Section 1 (1) of the Land Use Ordinance of the City of Sulphur to George Statum, 649 Phillips Street, to allow for off-site storage of a travel trailer.

A vote was then called with the results as follows:

YEAS: None

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

ABSENT: Mr. Peel

And the said resolution failed on this 17<sup>th</sup> day of January, 2012.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRITT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a variance to George Statum, 649 Phillips Street, to allow for his son to live in travel trailer temporarily. Motion was made by Mr. Darby seconded by Mr. David that the following resolution be adopted to-wit:

Resolution granting a variance to Article IV, Part 2, Section 5, 2 (f) of the Land Use Ordinance of the City of Sulphur to George Statum, 649 Phillips Street, to allow for his son to live in travel trailer temporarily.

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 5, 2 (f) of the Land Use Ordinance of the City of Sulphur to George Statum, 649 Phillips Street, to allow for his son to live in travel trailer temporarily.

A vote was then called with the results as follows:

YEAS: None

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

ABSENT: Mr. Peel

And the said resolution failed on this 17<sup>th</sup> day of January, 2012.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRITT LAWRENCE, Chairman

The next item on the agenda is a resolution amending previously adopted plat map for A-Team Home Buyers, LLC, 2307 East Burton Street, incorporating side-yard setback variances to allow for -0- lot lines. Don Ash, developer, addressed the Commission and stated that he has met with 2 architects and both of them said that he would have a problem meeting the 50 foot front footage with the 5 foot setbacks. He would like to go back to his original plans that he submitted a few months back that included -0- lot lines for the patio homes. There is a big demand for patio homes for retired citizens. They want to down-size their home and not have a big yard. Patio homes do just that. It also cuts down on their utility bills.

Mr. Lawrence stated that he rejected the variance the first time Mr. Ash came before the Commission with his patio home plans because the Comprehensive Plan was not adopted yet. Now that the Plan is adopted he has changed his mind. He also stated that the Land Use ordinance needs to be amended to allow for a permanent exception for patio homes.

Mayor Duncan stated that Administration sat down with Mr. Ash to view his plans and they have no objection to the patio homes. Mr. Ash also agreed to rezone the property from Mixed Residential to Residential. This property would be rezoned so no mobile homes could be moved in. This will be strictly residential property only. After discussion, motion was made by Mr. Darby seconded by Mr. David that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution making recommendation to City Council to amend previously adopted preliminary plat map for Old Spanish Trails Subdivision submitted by A-Team Home Buyers, LLC, 2307 East Burton Street, incorporating side-yard setback variances to allow for -0- lot lines.

WHEREAS, the Land Use Commission and City Council previously accepted preliminary plat map for Old Spanish Trails Subdivision; and

WHEREAS, developer is now requesting to incorporate side-yard setback variances to allow for -0- lot lines with the following stipulations:

1. Development shall be rezoned to Residential Land Use.
2. Development plan shall not adversely impact any developer of property adjacent to this site. No variance from existing setback requirements shall be granted along any property line associated with this development which also borders an area outside of this development (other than street right-of-ways).
3. Develop a drainage plan and have it approved as part of the Permit process.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, that they do hereby make recommendation to City Council to amend previously adopted preliminary plat map for Old Spanish Trails Subdivision submitted by A-Team Home Buyers, LLC, 2307 East Burton Street, incorporating side-yard setback variances to allow for -0- lot lines.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 17<sup>th</sup> day of January, 2012.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRITT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a rezone from A-Team Home Buyers, LLC, 2307 East Burton Street, from Mixed Residential to Residential. Motion was made by Mr. David seconded by Mr. Darby that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone from Mixed Residential District to Residential District to A-Team Home Buyers, LLC located at 2307 East Burton Street.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to A-Team Home Buyers, LLC, from Mixed Residential District to Residential District.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 17<sup>th</sup> day of January, 2012.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRITT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a variance to Brandi LeDoux, 313 Rio Hondo Street, to allow for temporary housing in motor home while home is being repaired. *(Mayor Duncan explained the variance for Ms. LeDoux since she was too emotional).* Mayor Duncan stated that Ms. LeDoux had a house fire on December 23, 2011. She is a single parent. She did not carry the "loss of use" on her insurance. Maplewood First Baptist and American Red

Cross had paid for her to stay in local hotels. John Bruce, Land Use Administrator, granted an emergency order for her to live in a motor home on her property until the Land Use and Council voted on this resolution. Mayor Duncan and Mr. Bruce both commended Mrs. LeDoux for being a well prepared applicant. After discussion, motion was made by Mr. Darby seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Article IV, Part 2, Section 5 (2) of the Land Use Ordinance of the City of Sulphur to Brandi LeDoux, 313 Rio Hondo Street, to allow for temporary housing in motor home while home is being repaired.

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 5 (2) of the Land Use Ordinance of the City of Sulphur to Brandi LeDoux, 313 Rio Hondo Street, to allow for temporary housing in motor home while home is being repaired with the following stipulations:

1. Applicant is able to demonstrate reasonable progress toward insurance settlement and reconstruction.
2. Occupancy of motor home is restricted to the immediate household as represented, herein.
3. Permit expires at the earlier of:
  - a. Certificate of Occupancy for renovated structure
  - b. June 1, 2012
  - c. Occupancy of unit by any other than the applicant and household
  - d. Applicant and household's vacating of the unit and beginning residence elsewhere.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 17<sup>th</sup> day of January, 2012.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRITT 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

1/17/12

6:07 P.M.