

April 16, 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 16th day of April, 2012, after full compliance with the convening of said meeting, with the following members present:

JOHNNY PEEL, Land Use Commission District 3
LAWRENCE DAVID, Land Use Commission District 4
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT: LENORE CARROLL, Land Use Commission District 1
 TROY DARBY, Land Use Commission District 2

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 Mr. David.

The Chairman asked if there were any changes to the minutes of the previous meeting. With no changes made, motion was made by Mr. Peel 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. Peel 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 Walter McDougald, 1516 S. Scott Drive, to allow for a 5th Wheel to be located on east lot for a medical hardship for a friend. Mr. Bruce, Land Use Administrator, stated that a petition from the neighbors was turned in with no opposition. The application gave no termination date. These variances are usually for temporary uses and for family members with medical issues. This variance is for a friend. The applicant called City Hall last week and said that they found another place to live but they would

need a little time to move it off. Mr. Bruce recommended that the resolution be amended to give them 60 days to move the 5th wheel out. Motion was made by Mr. Peel seconded by Mr. David that the following amendment be made:

- Said 5th Wheel shall be moved off property by June 16, 2012.

Motion carried.

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

RESOLUTION

Resolution granting a variance to Article IV, Part 3, Section 2 (1) of the Land Use Ordinance of the City of Sulphur to Walter McDougald, 1516 S. Scott Drive, to allow for a 5th Wheel to be located on east lot for a medical hardship for a friend.

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 2 (1) of the Land Use Ordinance of the City of Sulphur to Walter McDougald, 1516 S. Scott Drive, to allow for a 5th Wheel to be located on east lot for a medical hardship for a friend. Said 5th Wheel shall be moved off property by June 16, 2012.

A vote was then called with the results as follows:

YEAS: Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Carroll, Mr. Darby

And the said resolution was declared duly adopted on this 16th day of April, 2012.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a rezone from Mixed Residential to Commercial to John & Jerri Jackson, 124 North Post Oak Road, to allow for existing business to be expanded more than 50% of square footage. Mr. Lawrence stated that the next three items on the agenda all deal with constructing the same type of buildings as across the street. Mr. Bruce

stated that when this property owner contacted the City to rezone, Administration suggested that he contact other property owners fronting North Post Oak to do the same so the whole strip could be rezoned. There are stipulations placed on the each rezone. The types of businesses that will be located here will be office type buildings without a lot of traffic.

James Bishop, property owner on West Mimosa Street, addressed the Commission and stated that he is concerned with flooding and noise once these businesses are built. He currently deals with both of these issues. Mr. Lawrence stated that stipulations will be put in place that will address Mr. Bishop's concerns. Motion was made by Mr. David seconded by Mr. Peel that the following stipulations be added:

- a. 6' privacy fence along east property lines
- b. Maintain 6' wide buffer yard along east property lines
- c. Develop a drainage plan and have it approved as part of the Permit process
- d. Containers for solid waste shall be located no closer than fifteen feet to an adjacent property line and screened with a 6' tall, gated, masonry or lumber fence.
- e. The following uses are excluded from the list of Permitted Uses: Kennels, Hotels and Motels, Institutions, Bars, Entertainment and Restaurants.
- f. The following use is excluded from the list of Permitted Uses and is permitted only by Exception: Light Manufacturing.
- g. Light Manufacturing uses, granted by exception, may only be those which generate no discernable, adverse, off site impact such as noise.

Motion carried.

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

RESOLUTION

Resolution granting a rezone from Mixed Residential to Commercial to John & Jerri Jackson, 124 North Post Oak Road, to allow for existing business to be expanded more than 50% of square footage.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to from Mixed Residential to Commercial to John & Jerri Jackson, 124 North Post Oak Road, to allow for existing business to be expanded more than 50% of

square footage in accordance with Article IV, Section 4 (3) (c) of the Land Use Ordinance of the City of Sulphur with the following stipulations:

- a. 6' privacy fence along east property lines
- b. Maintain 6' wide buffer yard along east property lines
- c. Develop a drainage plan and have it approved as part of the Permit process
- d. Containers for solid waste shall be located no closer than fifteen feet to an adjacent property line and screened with a 6' tall, gated, masonry or lumber fence.
- e. The following uses are excluded from the list of Permitted Uses: Kennels, Hotels and Motels, Institutions, Bars, Entertainment and Restaurants.
- f. The following use is excluded from the list of Permitted Uses and is permitted only by Exception: Light Manufacturing.
- g. Light Manufacturing uses, granted by exception, may only be those which generate no discernable, adverse, off site impact such as noise.

A vote was then called with the results as follows:

YEAS: Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Carroll, Mr. Darby

And the said resolution was declared duly adopted on this 16th day of April, 2012.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a rezone from Mixed Residential to Commercial to Rickey Rourk, 281 North Post Oak Road, to allow for climate controlled storage (Lots 20, 21 & 22 of Block 1 of Mimosa Heights Revised). Mr. Rourk addressed the Council and stated that his storage buildings would not be open 24 hours a day unless there would be an emergency of some sort (i.e. one of the local industries would need to store a shaft, motor, etc.). The entrances would be only on Post Oak and there will be underground drainage.

Mr. Bruce stated that Light Manufacturing is excluded from the list of Permitted Uses and is permitted only by Exception by Land Use and Council. Light Manufacturing uses may

only be those which generate no discernable, adverse, off site impact such as noise. Motion was made by Mr. Peel seconded by Mr. David that the following stipulations be added:

- a. 6' privacy fence along east property lines
- b. Maintain 6' wide buffer yard along east property lines
- c. Develop a drainage plan and have it approved as part of the Permit process
- d. Containers for solid waste shall be located no closer than fifteen feet to an adjacent property line and screened with a 6' tall, gated, masonry or lumber fence.
- e. The following uses are excluded from the list of Permitted Uses: Kennels, Hotels and Motels, Institutions, Bars, Entertainment and Restaurants.
- f. The following use is excluded from the list of Permitted Uses and is permitted only by Exception: Light Manufacturing.
- g. Light Manufacturing uses, granted by exception, may only be those which generate no discernable, adverse, off site impact such as noise.

Motion carried.

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

RESOLUTION

Resolution granting a rezone from Mixed Residential to Commercial to Rickey Rourk, 281 North Post Oak Road, to allow for climate controlled storage (Lots 20, 21 & 22 of Block 1 of Mimosa Heights Revised).

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone from Mixed Residential to Commercial to Rickey Rourk, 281 North Post Oak Road, to allow for climate controlled storage (Lots 20, 21 & 22 of Block 1 of Mimosa Heights Revised) with the following stipulations:

- a. 6' privacy fence along east property lines
- b. Maintain 6' wide buffer yard along east property lines
- c. Develop a drainage plan and have it approved as part of the Permit process
- d. Containers for solid waste shall be located no closer than fifteen feet to an adjacent property line and screened with a 6' tall, gated, masonry or lumber fence.
- e. The following uses are excluded from the list of Permitted Uses: Kennels, Hotels and Motels, Institutions, Bars, Entertainment and Restaurants.
- f. The following use is excluded from the list of Permitted Uses and is permitted only by Exception: Light Manufacturing.
- g. Light Manufacturing uses, granted by exception, may only be those which generate no discernable, adverse, off site impact such as noise.

A vote was then called with the results as follows:

YEAS: Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Carroll, Mr. Darby

And the said resolution was declared duly adopted on this 16th day of April, 2012.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a rezone from Mixed Residential to Commercial to Double “B” Properties, LLC, North Post Oak Road (Lots fronting North Post Oak Road - Lots 1, 2, 3, 4, 24, 25 & 26 of Blk 1, Mimosa Heights Sub of Portion of 36-9-10) to allow for office buildings. Dennis Sumpter, owner, stated that he would like to build the same type of office buildings as across the street. Mr. Bruce stated that the stipulations would have to be added to the resolution. The stipulations would not go into effect until the first lot is being improved. Motion was made by Mr. Peel seconded by Mr. David that the following stipulations be added to the resolution:

- a. 6’ privacy fence along east property lines. The fence is to be installed on a parcel no later than that date when any use other than the use of a manufactured home as a residential dwelling unit occurs on that parcel.
- b. Maintain 6’ wide buffer yard along east property lines. The buffer yard shall be established at the same time as the privacy fence described above.
- c. Develop a drainage plan and have it approved as part of the Permit process. This drainage plan shall be established at the same time as the privacy fence described previously.
- d. Containers for solid waste shall be located no closer than fifteen feet to an adjacent property line and screened with a 6’ tall, gated, masonry or lumber fence. This restriction shall be effective at the same time as the privacy fence described previously.
- e. The following uses are excluded from the list of Permitted Uses: Kennels, Hotels and Motels, Institutions, Bars, Entertainment and Restaurants.
- f. The following use is excluded from the list of Permitted Uses and is permitted only by Exception: Light Manufacturing.
- g. Light Manufacturing uses, granted by exception, may only be those which generate no discernable, adverse, off site impact such as noise.

Motion carried.

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

RESOLUTION

Resolution granting a rezone from Mixed Residential to Commercial to Double "B" Properties, LLC, to allow for office buildings (lots 2, 24, 25, 26 of Blk 1, Mimosa Heights Subdivision).

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone from Mixed Residential to Commercial to Double "B" Properties, LLC, to allow for office buildings (lots 2, 24, 25, 26 of Blk 1, Mimosa Heights Subdivision) with the following stipulations:

- a. 6' privacy fence along east property lines. The fence is to be installed on a parcel no later than that date when any use other than the use of a manufactured home as a residential dwelling unit occurs on that parcel.
- b. Maintain 6' wide buffer yard along east property lines. The buffer yard shall be established at the same time as the privacy fence described above.
- c. Develop a drainage plan and have it approved as part of the Permit process. This drainage plan shall be established at the same time as the privacy fence described previously.
- d. Containers for solid waste shall be located no closer than fifteen feet to an adjacent property line and screened with a 6' tall, gated, masonry or lumber fence. This restriction shall be effective at the same time as the privacy fence described previously.
- e. The following uses are excluded from the list of Permitted Uses: Kennels, Hotels and Motels, Institutions, Bars, Entertainment and Restaurants.
- f. The following use is excluded from the list of Permitted Uses and is permitted only by Exception: Light Manufacturing.
- g. Light Manufacturing uses, granted by exception, may only be those which generate no discernable, adverse, off site impact such as noise.

A vote was then called with the results as follows:

YEAS: Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Carroll, Mr. Darby

And the said resolution was declared duly adopted on this 16th day of April, 2012.

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

4/16/12

6:15 P.M.