

August 20, 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 20th day of August, 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
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. Lawrence followed by the reciting of the Pledge of Allegiance led by Mr. Darby.

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. Lawrence 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. Lawrence that the agenda stand as written. Motion carried.

The first item on the agenda is a resolution granting the subdividing of lots and the rezone from Residential to Commercial to DJM Property, LLC, 1907 Ruth Street. Donald Mosely, owner, addressed the Commission and stated that he purchased the Stine property for the exception of the Garden Center and the property behind Stines west of the concrete. He would like to subdivide the back part of property so he can sell it to Reed's Metal. He would also like to rezone the part that is zoned Residential to Commercial. Mr. Bruce, Land Use Administrator, stated that Stine predated the zoning ordinance so they were grandfathered in. The Land Use

district splits down the middle of the building. The original zoning shouldn't have been done that way. This rezone will clean-up the map. At this time motion was made by Mr. Peel seconded by Mr. Lawrence that the following amendment be made:

Change from

Resolution granting the subdividing of lots and a rezone from Residential to *Business* to DJM Property, LLC, 1907 Ruth Street.

Change to

Resolution granting the subdividing of lots and a rezone from Residential to *Commercial* to DJM Property, LLC, 1907 Ruth Street.

Mrs. Blanchard, Secretary, stated that the yellow signs and newspaper advertisements were advertised as Commercial District, not Business District.

Motion carried.

Mr. Barnett, Reed's Metal, asked if the stipulation #10 could be amended. He stated that two (2) 18-wheelers will be delivering twice a week and they will need a sufficient driveway to accommodate them. After discussion, motion was made by Mr. Darby seconded by Mr. Lawrence that the following stipulation be amended as follows:

Change from

10. Access drives for commercial vehicles, located on Navarre Street shall be located no further west of the east property line than 100 feet. Said distance is approximately 450 feet west of the centerline of Ruth Street.

Change to

10. Access drives for commercial vehicles, located on Navarre Street shall be located no further west of the east property line than *150* feet. Said distance is approximately *500* feet west of the centerline of Ruth Street.

Motion carried.

Mike Koonce, Navarre Street, addressed the Commission and stated that a fence will be along the west property line. There is a fence along the north property line but it needs to be repaired. Mr. Lawrence stated that a fence will have to be along the north property line because

it's commercial property abutting residential property. Mr. Bruce stated that there is a floodway running in the middle of this property. Gravity Drainage District No. 5 hasn't listed any problem but we alerted them to this project. After discussion, motion was made by Mr. Darby seconded by Mr. Lawrence that the following amendment be made:

11. The plat shall be amended to include any development restrictions imposed by Gravity Drainage District No. 5, Ward 4, Calcasieu Parish.

Motion carried.

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

RESOLUTION

Resolution granting the subdividing of lots and a rezone from Residential to Commercial to DJM Property, LLC, 1907 Ruth Street.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots and a rezone from Residential to Business to DJM Property, LLC, 1907 Ruth Street with the following stipulations:

1. privacy fence along west property line
2. Maintain 6' wide buffer yard along west property lines
3. Develop a drainage plan and have it approved as part of the Building Permit process at the time of Permit application.
4. Process operations shall not have an adverse, off-site, discernable noise impact.
5. Containers for solid waste shall be located no closer than fifteen feet to an adjacent residential land use property line and screened with a 6' tall, gated, masonry or lumber fence.
6. Permitted Uses shall exclude kennels, hotels and motels, institutions, bars and entertainment (establishment whose gross receipts for the sale of alcoholic beverages constitutes 50% or more of their overall gross receipts) or recreational facilities as listed in Article IV, Part 3, Section 5 (2).
7. All outside lighting and signage shall be shielded and/or directed to ensure that light does not shine directly into or onto any adjacent residentially used land. No signage, other than façade signage, shall be placed on Navarre Street frontage.
8. The use shall not involve the use of hazardous or toxic chemicals within 1,000 feet of a residential land use.

9. Exterior, mounted, paging or communication devices shall not be used. Any exterior, electronic speakers shall have no discernable, audible impact on adjacent residentially used land.
10. Access drives for commercial vehicles, located on Navarre Street shall be located no further west of the east property line than 150 feet. Said distance is approximately 500 feet west of the centerline of Ruth Street.
11. The plat shall be amended to include any development restrictions imposed by Gravity Drainage District No. 5, Ward 4, Calcasieu Parish.

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 20th day of August, 2012.

ATTEST:

ARLENE BLANCHARD, Secretary

LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting the subdividing of lots to John Ricky Ketchum, 710 Live Oak Street. Mr. Ketchum addressed the Commission and stated that he wants to subdivide into a 6,000 sq. ft. lot so he can have rental property. He would like to put a used mobile home on this property. He would build a home if the City made him. Randy Hebert, next door neighbor, addressed the Commission and stated that he had no problem with moving a mobile home there. After discussion, motion was made by Mr. Lawrence seconded by Mr. Darby that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting the subdividing of lots to John Ricky Ketchum, 710 Live Oak Street.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to John Ricky Ketchum, 710 Live Oak Street.

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 20th day of August, 2012.

ATTEST:

ARLENE BLANCHARD, Secretary

LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting the subdividing of lots to Carl Hardy, property east of 1033 Invader Street. Mr. Hardy addressed the Commission and stated that he would like to build four (4) homes with two (2) of the homes being handicap accessible. They will be lease to own homes. He spoke with Ricky Blackwell, Gravity Drainage, and he said there is no problem with the drainage. There are drainage problems on the north side of the road though. Mr. Hardy stated that he will build the property up one (1) foot higher. Mr. Bruce stated that the City doesn't have a requirement on the sq. ft. for homes. Charles Sampson, neighbor, addressed the Commission and stated that this is a dead-end street with retired people. The neighbors like living here because it is quiet. He wouldn't oppose the project if he knew Mr. Hardy would have good people living there. Mr. Hardy stated that he is managing the homes himself. He will keep the riff raff down. If he sells the homes no telling who would buy them. The homes will look better than the homes across the street. He will maintain the yards himself. Motion was then made by Mr. Darby seconded by Mr. Lawrence that the following amendment be made:

2. Property owner shall meet all building setbacks and shall not be granted any variances for said property.

Motion carried.

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

RESOLUTION

Resolution granting the subdividing of lots to Carl Hardy (east end of Invader Street).

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to Carl Hardy (east end of Invader Street) with the following stipulation:

1. Develop a drainage plan and have it approved as part of the Development Permit process at the time of Permit application.
2. Property owner shall meet all building setbacks and shall not be granted any variances for said property.

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 20th day of August, 2012.

ATTEST:

ARLENE BLANCHARD, Secretary

LAWRENCE DAVID, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

LAWRENCE DAVID, Chairman

8/20/12

6:05 P.M.