

January 22, 2013

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 22nd day of January, 2013, after full compliance with the convening of said meeting, with the following members present:

LENORE CARROLL, Land Use Commission District 1  
JOHNNY PEEL, Land Use Commission District 3  
LAWRENCE DAVID, Land Use Commission District 4  
GERRIT LAWRENCE, Land Use Commission of District 5  
ABSENT: 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. Lawrence.

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 then asked if there were any changes to the agenda. Motion was made by Mr. Lawrence seconded by Mr. Peel that item #6 be added to the agenda:

6. Resolution enlarging and extending the boundaries of the City of Sulphur for the annexation of Pont Properties, LLC property.

Motion carried.

Motion was then made by Mr. Lawrence seconded by Mr. Peel that the agenda stand as amended. Motion carried.

The first item on the agenda is a resolution granting a variance to Marilyn White, 221 Cypress Street, to allow for a 4x8 porch to be 2 feet from the west property line rather than the required 5 feet. Carol Thibodeaux addressed the Commission and stated that the porch will have

a metal roof. Mr. Berry, Building Official, stated that if there is a drainage problem it will be treated as a nuisance. The Fire Department will have access if there is a fire. Motion was then made by Mr. Peel seconded by Mr. Lawrence that the following amendment be made:

- Gutters shall be placed on porch that extend to the ground
- Porch shall not be a closed-in structure

Motion carried.

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

#### RESOLUTION

Resolution granting a variance to Marilyn White, 221 Cypress Street, to allow for a 4x8 porch to be 2 feet from the west property line rather than the required 5 feet.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Marilyn White, 221 Cypress Street, to allow for a 4x8 porch to be 2 feet from the west property line rather than the required 5 feet with the following stipulations:

- Gutters shall be placed on porch that extend to the ground
- Porch shall not be a closed-in structure

A vote was then called with the results as follows:

YEA: Mrs. Carroll, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Darby

And the said resolution was declared duly adopted on this 22<sup>nd</sup> day of January, 2013.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

\_\_\_\_\_  
LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting an exception to Tony Thibodeaux, 101 South Stanford Street, to allow for an exception for three duplexes. Motion was made by Mr. Lawrence seconded by Mr. Peel that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting an exception to Tony Thibodeaux, 101 South Stanford Street, to allow for three duplexes.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an exception to Tony Thibodeaux, 101 South Stanford Street, to allow for three duplexes with the following stipulations:

- Develop a drainage plan and have it approved as part of the Permit process.
- Lots with frontage along South Stanford Street shall have their driveways connect to South Stanford Street.
- Lots restricted to frontage along US 90 shall have their driveway details approved by la DOTD.

A vote was then called with the results as follows:

YEA: Mrs. Carroll, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Darby

And the said resolution was declared duly adopted on this 22<sup>nd</sup> day of January, 2013.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

\_\_\_\_\_  
LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting the subdividing of lots and rezone from Business to Mixed Residential to William LeBlanc, property on west side of North Stanford Street between West Carlton and Leora Street. Mr. LeBlanc addressed the Commission and stated that this block is the only block in this neighborhood that is zoned Business. He doesn't know if it was zoned incorrectly or not. There is no reason for it to be zoned Business.

He also stated that he wants to build 4 homes on these lots. Each lot will be approximately 70'x100'. Three of the homes will be built now and the trailer that is located on the corner of Stanford and Carlton will stay there until it is no longer occupied. Once that trailer is no longer occupied then it will be moved off to build the fourth home. The homes will be 33'x24' metal homes with a carport that will have concrete that extends to the road. Motion was then made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting the subdividing of lots and rezone from Business to Mixed Residential to William LeBlanc, 807 North Stanford 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 rezone from Business to Mixed Residential to William LeBlanc, 807 North Stanford Street.

A vote was then called with the results as follows:

YEA: Mrs. Carroll, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Darby

And the said resolution was declared duly adopted on this 22<sup>nd</sup> day of January, 2013.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

\_\_\_\_\_  
LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting a variance to Robert and Catherine Coleman, 1908 Karon Street, to allow for carport to be located 21 feet from front property line rather than the required 30 feet. Mrs. Coleman addressed the Commission and stated that they had closed-in the carport years ago and it is now a bedroom. They want to build a metal carport that will not be a closed structure. They can either slop the carport for the water to drain to the street or they can put gutters. The carport will not obstruct the view of vehicles. Her and her

husband both walk with canes and it takes them a long time to walk from the vehicle to the house. When it is raining they get all wet. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following amendment be made:

- Carport shall not be a closed-in structure.

Motion carried.

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

#### RESOLUTION

Resolution granting a variance to Robert and Catherine Coleman, 1908 Karon Street, to allow for carport to be located 21 from front property line rather than the required 30 feet.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Robert and Catherine Coleman, 1908 Karon Street, to allow for carport to be located 21 from front property line rather than the required 30 feet.

- Carport shall not be a closed-in structure.

A vote was then called with the results as follows:

YEA: Mrs. Carroll, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Darby

And the said resolution was declared duly adopted on this 22<sup>nd</sup> day of January, 2013.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

\_\_\_\_\_  
LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting a rezone to Lee Marsalise, 102 Louisiana, from Residential to Business to allow for a medical office. Dominique Valenti, representing Lee Marsalise, addressed the Commission and stated that he knows that several rezones have been turned down in this neighborhood. In the City's Master Plan they have

adopted this lot is zoned Corridor Commercial for future plans. Beglis Parkway will be the ingress/egress for this business. They would like to do something like the Imaging Center that is located across the street. Mr. Lawrence suggested to Mr. Valenti that this item be tabled until 51% of the subdivision signed a petition for the rezone just like the restrictions call for. If City Council votes no for this rezone then the owner will have to wait one year before submitting it again.

Bonnie Coleman, 202 Texas Street, addressed the Commission and stated that she shares the fence line with this owner. Her backyard abuts with this property. She uses her backyard a lot. She has cancer and is battling chemotherapy. She's afraid with all the dust from the demolition and concrete trucks it will not help her illness. There are many elderly people in this neighborhood. She asks that when the owner goes around the neighborhood to get signatures that he gets the owners of the homes, not the renters. Renters don't care if it's rezoned because they won't live there long. Why can't the owner renovate this home rather than trying to rezone for a business. Our original deed is still the same. It gets renewed every 10 years. At this time Mr. Valenti asked the Commission to table this until he can speak with the neighborhood. Motion was then made by Mr. Lawrence seconded by Mrs. Carroll to table this item indefinitely. Motion carried.

The next item on the agenda is a resolution enlarging and extending the boundaries of the City of Sulphur for the annexation of Pont Properties, LLC property. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

## RESOLUTION

### RESOLUTION ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION OF PONT PROPERTIES, LLC PROPERTY.

WHEREAS, the City of Sulphur has received a petition from Pont Properties, LLC for the annexation of certain property which is adjacent to and contiguous to the existing corporate limits of the City of Sulphur, which said property is generally described as lying on the northeast/southeast corner of Hwy. 90 and Prater Road; and

WHEREAS, this resolution will serve as the introduction of ordinance proposing to enlarge and extend the boundaries of the City of Sulphur, Louisiana, to include the said property; and

WHEREAS, a Public Hearing will be held in accordance with State law and will be duly advertised with Public Notice to enlarge and extend the boundaries to include said property. At time of Public Hearing a complete description of the geographic boundaries of the City of Sulphur will be included; and

WHEREAS, said property will be zoned Commercial District.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, the governing authority thereof, that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby enlarged and extended to include the following described property situated in the Parish of Calcasieu, State of Louisiana, to-wit:

LOT 6 OF BLOCK A AND LOT 6 OF BLOCK B OF THE SUBDIVISION OF  
THE HEIRS OF SOL RYAN, AS PER PLAT RECORDED IN PLAT BOOK 3  
PAGE 127 OF THE RECORDS OF CALCASIEU PARISH, LOUISIANA  
TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON. LESS  
AND EXCEPT THAT PORTION SOLD TO STATE OF LOUISIANA  
DEPARTMENT OF HIGHWAYS BY DEED DATED JANUARY 27, 2003  
RECORDED IN COB 2989 PAGE 592.

A vote was then called with the results as follows:

YEA: Mrs. Carroll, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Darby

And the said resolution was declared duly adopted on this 22<sup>nd</sup> day of January, 2013.

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

1/22/13

6:15 P.M.