

February 19, 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 19th day of February, 2013, 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
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT : JOHNNY PEEL, Land Use Commission District 3
LAWRENCE DAVID, Land Use Commission District 4

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. Lawrence seconded by Mr. Darby 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. Darby seconded by Mr. Lawrence that item #1 be removed from the agenda:

1. Tim Jackson to give update on zoning ordinance.

Motion carried.

Motion was then made by Mr. Lawrence seconded by Mr. Darby that the agenda stand as changed. Motion carried.

The first item on the agenda is a resolution granting a rezone from Residential to Mixed Residential, to Otis Oxley, 2204 Augusta Street, to allow for a mobile home. Mr. Oxley addressed the Commission and stated that he currently lives in the little trailer. He wants to move that trailer off and maybe move a double wide trailer there. There are many mobile homes in this

neighborhood. Johnny Thomas, South Crocker, addressed the Commission and stated that he opposes this rezone. He feels that mobile homes shouldn't be allowed in the City unless it's in a mobile home park. There are two mobile homes where I live that I've been complaining about because they have no skirting. The owners received a letter about 5 years ago for them to skirt the mobile home and they still haven't done it. John Bruce, Land Use Administrator, stated that he can't recommend this rezone since it's in the middle of a residential area. The Land Use Commission rezoned a piece of property for Mr. Oxley several years ago for a mobile home just south of this property. He also stated that if the Commission rezones this property then there are some stipulations that need to be placed. Motion was then made by Mr. Darby seconded by Mr. Lawrence that the following resolution be adopted to-wit:

Resolution granting a rezone to Otis Oxley, 2204 Augusta Street, from Residential to Mixed Residential to allow for a mobile home.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Otis Oxley, 2204 Augusta Street, from Residential to Mixed Residential to allow for a mobile home with the following stipulations:

1. Permitted uses allowed under Mixed Residential that shall be excluded:
 - a. Multi-family
 - b. Day care
 - c. Neighborhood Commercial
 - d. Agricultural, small scale
2. Development shall be limited to a single, single family dwelling unit per parcel.
3. Rezoned parcels shall not be subdivided, creating additional lots.

A vote was then called with the results as follows:

YEAS: None

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

ABSENT: Mr. Peel, Mr. David

And the said resolution failed on this 19th day of February, 2013.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Vice-Chairman

The next item on the agenda is a resolution granting the subdividing of lots to Elias Cormier, Jr., east side of Savoy Road. Mr. Cormier addressed the Commission and stated that he would like to have underground power and proper drainage. He also stated that he will not be asking for any variances later on. Mr. Bruce stated that he reviewed the application and plat map and has no objection. Motion was then made by Mr. Lawrence seconded by Mr. Darby that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting the subdividing of lots to Elias Cormier, Jr., 2 ½ acre tract on east side of Savoy Road (200 & 300 Savoy Road).

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to Elias Cormier, Jr., 2 ½ acre tract on east side of Savoy Road (200 & 300 Savoy Road).

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel, Mr. David

And the said resolution was declared duly adopted on this 19th day of February, 2013.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Vice-Chairman

The next item on the agenda is a resolution granting an exception to Michael Ross Trahan, 301 Cypress Street, to allow for 2 duplexes in a Business District. Mr. Trahan addressed the Commission and stated that he will be demolishing the house that is currently there. He also stated that he will not be asking for any variances later on. There is proper drainage there now

and he will not be impeding it. There are ditches on both sides of the property. Read Ellender, Pecan Street, addressed the Commission and asked that he slope the water to go north rather than south. He also stated that he is concerned with the Sulphur Retirement Center being located on Cypress. He is getting ready to double the size of his home and doesn't want any flooding. Mr. Trahan stated that the duplexes will enhance the area. Motion was then made by Mr. Lawrence seconded by Mr. Darby that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting an exception to Michael Ross Trahan, 301 Cypress Street, to allow for two duplexes in a Business District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an exception to Michael Ross Trahan, 301 Cypress Street, to allow for two duplexes in a Business District with the following stipulations:

1. Develop a drainage plan and have it approved as part of the Permit process.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel, Mr. David

And the said resolution was declared duly adopted on this 19th day of February, 2013.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Vice-Chairman

The next item on the agenda is a resolution granting a variance to Stephen Khoury, 1402 Argin Drive, to allow for an enclosed garage to be located 1 foot from east property line rather than the required 5 foot. Mr. Khoury addressed the Commission and stated that he can't back his boats, etc. into the garage if he doesn't get the variance. It will drain from north to south. His neighbor to the east signed a letter of no objection. A bathroom will be located in the rear of the

garage. Mr. Bruce stated that he had no recommendation for acceptance. He met with Mr. Berry, Building Official, and he stated that there will be a fire wall on the east side of garage and there is a masonry fence also. Mr. Khoury stated that the garage will not have a window on the east side and it will be brick or hardy-plank. Motion was then made by Mr. Darby seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Stephen Khoury, 1402 Argin Drive, to allow for an enclosed garage to be located 1 foot from east property line rather than the required 5 foot.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Stephen Khoury, 1402 Argin Drive, to allow for an enclosed garage to be located 1 foot from east property line rather than the required 5 foot.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel, Mr. David

And the said resolution was declared duly adopted on this 19th day of February, 2013.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Vice-Chairman

The next item on the agenda is a resolution accepting petition from Ian and Margaret Wright for the annexation of property located at 3897 East Hwy. 90. Motion was made by Mr. Darby seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting petition from Ian and Margaret Wright for the annexation of property located at 3897 East Hwy. 90.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept petition from Ian and Margaret Wright for the annexation of property located at 3897 East Hwy. 90.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel, Mr. David

And the said resolution was declared duly adopted on this 19th day of February, 2013.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Vice-Chairman

The next item on the agenda is a resolution accepting petition from Olen Clark for the annexation of property located at 3898 East Hwy. 90. Motion was made by Mr. Darby seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting petition from Olen Clark for the annexation of property located at 3898 East Hwy. 90.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept petition from Olen Clark for the annexation of property located at 3898 East Hwy. 90.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel, Mr. David

And the said resolution was declared duly adopted on this 19th day of February, 2013.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Vice-Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Vice-Chairman

2/19/13

6:10 P.M.