

JUNE 16, 2008

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its regular meeting place at City Hall, Sulphur, Louisiana, at 5:30 p.m., on the 16<sup>th</sup> day of June, 2008, after full compliance with the convening of said meeting, with the following members present:

TROY DARBY, Land Use Commission of District 2  
JOHNNY PEEL, Land Use Commission of District 3  
LAWRENCE DAVID, Land Use Commission of District 4  
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT - JAY SHELTON, Land Use Commission of District 1

After the meeting was called to order and the roll called with the above results, prayer was led by Mr. Darby and the Pledge of Allegiance was led by Mr. Peel.

The Chairman asked if there were any changes to the agenda. Motion was made by Mr. Darby seconded by Mr. David to remove items 5, 9 and 10. Motion carried.

Motion was then made by Mr. Darby seconded by Mr. David to table item #2 until the July Land Use meeting. Motion carried.

Motion was then made by Mr. Darby seconded by Mr. David to reword item #8 as follows:

Resolution suspending Article IV, Part II, Section 9 of the Land Use Ordinance of the City of Sulphur for the issuance of permits to erect billboards within the city limits of Sulphur.

Motion carried.

Motion was then made by Mr. Darby seconded by Mr. Peel that the agenda be adopted as changed. Motion carried.

The first item on the agenda a resolution authorizing the extension of a six month temporary permit which allows for temporary placement of travel trailers and/or mobile homes on residential property for living purposes during reconstruction of damages caused by Hurricane Rita for the following addresses – 1316 Lilliput, 522 Phillips, 2392 Tammy. Motion was made by Mr. Peel seconded by Mr. David that these addresses be placed on the next City Council agenda for their ratification. Motion carried.

The next item on the agenda a resolution granting a variance to James Robbins, 520 Cody Street, to allow for a portable building to be located 2 feet from the side property line instead of the required 5 feet. Mr. Peel asked if this sort of variance was normal to come before the Commission. Mr. Berry stated that he was in training all last week and did not have time to go visit with Mr. Robbins. (*No one representing this variance was in attendance for the Commissioners to ask questions*). Motion was then made by Mr. Peel seconded by Mr. Darby that this variance be placed on the June 26, 2008 special Land Use agenda. Motion carried.

The next item on the agenda a rezone to Daniel Ardoin, 940 Starlin Street, from Residential District to Mixed Residential District to allow for a mobile home to be located on vacant lot west of home. Mr. Ardoin addressed the Commission and stated that he wants to move his mother next door because she has a bad back and hip and he would like her to be close so he could check on her every day. The trailer would be located within the fenced yard. Motion was then made by Mr. David seconded by Mr. Peel to give a 12 month variance instead of rezoning the lot. At this time Mr. Bruce stated that he had the authority to give a temporary use permit for hardship cases for a non-renewable period of up to 1 year. After the 1 year, Mr. Ardoin would then submit

application for a rezone or variance. Mr. David and Mr. Peel then withdrew their motions. Motion was then made by Mr. David seconded by Mr. Darby to remove this item from the agenda and let Mr. Bruce handle it administratively. Motion carried.

The next item on the agenda a resolution amending Article IV, Part 3, Section 3 (4) – Development Standards. Mrs. Blanchard, Secretary, stated that this amendment concerned the following:

13. A travel trailer shall not be used as a primary or rental domicile.

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

#### RESOLUTION

Resolution amending Article IV, Part 3, Section 3 (4) of the Land Use Ordinance of the City of Sulphur – Mobile Home District – Development Standards.

WHEREAS, Article IV, Part 3, Section 3 (4) of the Land Use Ordinance shall be amended to read as follows to provide for - 13:

- (4) Development Standards  
Notwithstanding any special provision of this ordinance all mobile home developments and mobile home parks will assure the adequacy of water, sewer, drainage and other service accommodations and necessary municipal infrastructure. In addition, the installation of mobile units or pre-manufactured structures shall comply in all respects with applicable federal, state and local regulations.

#### Development Standards

1. The density of a mobile home park shall not exceed 9 units per acre.
2. Mobile home parks shall be accessed by improved roadway corridors as per City specifications.
3. No front foot dimension of a lot shall be less than

50 feet.

The total area of a lot shall not be less than 6,000 square feet.

(a) Exception. No front foot dimension of any lot in a cul-de-sac shall be less than 30 feet and a total area of a lot shall not be less than 10,000 square feet. In a cul-de-sac with a front foot of 50 feet or more the lot shall not be exempt from the requirement of Article IV, Part 3, Section 3 (4) 3.

4. All mobile units shall be securely fastened, anchored or tied down in a suitable fashion consistent with normally acceptable standards in mobile home industry.
5. All mobile home parks shall have a common recreational area provided in a single parcel at a ratio of 300 sq. ft. per unit. This area is to be retained for common area for playground, recreation, open space and other greenery and/or vegetation retention.
6. All mobile home parks shall provide for two (2) parking spaces per unit off street. Parking spaces shall be an improved surface of concrete or asphalt.
7. Each mobile home park shall provide for a retention area for recreational and accessory vehicles (campers, utility trailers, motor homes, boats, etc.) The retention area shall be a common space provided in a single parcel at a ratio of 150 sq. ft. per unit.
8. The minimum Street widths in any mobile home park shall be a minimum of 20 ft. improved wearing surface of concrete or asphalt as measured from the outer edge of the roadbed.
9. When a mobile home park abuts a residential or mixed residential area, the outer periphery of the mobile home park shall provide for a fence

at a minimum of 6 ft. high transversing the property line of the trailer park.

10. Any mobile home park that is visible from a public roadway shall also be buffered or screened with fencing, wood or brick masonry as approved by Land Use Administrator.
11. All manufactured homes shall be connected with city sewer, water, electrical and/or gas power in accordance with applicable city and/or state ordinance.
12. The trailer or mobile home shall be situated not less than fifteen (15) feet from any adjoining trailer or mobile home or other occupied structure.
13. A travel trailer shall not be used as a primary or rental domicile.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that that they do hereby amend Article IV, Part 3, Section 3 (4) of the Land Use Ordinance of the City of Sulphur.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Shelton

And the said resolution was declared duly adopted on this 16<sup>th</sup> day of June, 2008.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT LAWRENCE, Chairman

The next item on the agenda a resolution amending Article II, Section 2 – Definitions. Motion was made by Mr. Darby seconded by Mr. Peel that the following amendment be made:

Travel Trailer/Motor Home

A Travel Trailer/Motor Home is a self-contained unit built on a chassis and designed to be independently driven and/or pulled behind a vehicle and primarily used for recreational purposes.

Motion carried.

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

RESOLUTION

RESOLUTION AMENDING ARTICLE II, SECTION 2 OF THE LAND USE ORDINANCE OF THE CITY OF SULPHUR – DEFINITIONS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana that they do hereby amend Article II, Section 2 of the Land Use Ordinance to add the following definition:

Travel Trailer/Motor Home

A Travel Trailer/Motor Home is a self-contained unit built on a chassis and designed to be independently driven and/or pulled behind a vehicle and primarily used for recreational purposes.

Motion carried.

The next item on the agenda a resolution suspending Article IV, Part II, Section 9 of the Land Use Ordinance of the City of Sulphur for the issuance of permits to erect billboards within the city limits of Sulphur. Motion was made by Mr. Peel seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION SUSPENDING ARTICLE IV, PART II, SECTION 9 OF THE LAND USE ORDINANCE OF THE CITY OF SULPHUR FOR THE ISSUANCE OF PERMITS TO ERECT BILLBOARDS WITHIN THE CITY LIMITS OF SULPHUR.

WHEREAS, Article IV, Part II, Section 9 of the Land Use ordinance authorizes the issuance of permits for the construction of Off-Premise Signs; (BILLBOARD) and

WHEREAS, the City of Sulphur has contracted a professional planner to review the Land Use Ordinance; and

WHEREAS, until said review is complete, the issuance of any permit for any Off-Premise Signs (BILLBOARD), defined as “an off-premise sign owned by a person, corporation, or other entity that engages in the business of selling or leasing the advertising space on that sign and that identifies or communicates a commercial or non-commercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located” previously authorized by Article IV, Part II, Section 9 of the Land Use Ordinance, shall be suspended.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Shelton

And the said resolution was declared duly adopted on this 16<sup>th</sup> day of June, 2008.

ATTEST:

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ARLENE BLANCHARD, Secretary

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GERRIT 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

6/16/08

6:10 P.M.