

August 18, 2014

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 18th day of August, 2014, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
SANDRA VINCENT, 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. Peel followed by the reciting of the Pledge of Allegiance led by Mrs. Vincent.

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 Mrs. Carroll that the minutes stand as written. Motion carried.

Motion was made by Mr. Peel seconded by Mrs. Carroll that the agenda stand as written. Motion carried.

The first item on the agenda is a resolution granting a variance to Scott Taylor and Calvin Broussard for Lots 16, 21, 29 and 37 of Forest Park Garden Homes Phase II, to allow for homes on these four lots to be 5 feet from west property line when Garden Home on east side of property line is built on -0- lot line. Mr. Taylor addressed the Commission and stated that the original plat map was -0- lot lines on east side. These were all going to be garden homes. We bought the entire subdivision and City Council granted us a variance last year to allow some of the homes to be built with 5' side setbacks on the east side. There were 4 lots that had stipulations that had to be built 10' on the east side since the home on the west side was already

built. We are asking for the homes on these 4 lots to be built 5' from the west property line even though the home to the west is built on the property line. Mr. Berry, Building Official, stated that the homes that are already built adjacent to these four lots have fire walls so the Code allows the adjacent home to be only 5 feet. This will be in compliance with the Fire Code. Motion was made by Mrs. Carroll seconded by Mrs. Vincent that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Scott Taylor and Calvin Broussard for Lots 16, 21, 29 and 37 of Forest Park Garden Homes Phase II, to allow for homes on these four lots to be 5 feet from west property line when Garden Home on east side of property line is built with -0- lot line.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Scott Taylor and Calvin Broussard for Lots 16, 21, 29 and 37 of Forest Park Garden Homes Phase II, to allow for homes on these four lots to be 5 feet from west property line when Garden Home on east side of property line is built with -0- lot line for the following described property:

LOTS 16, 21, 29 AND 37 OF FOREST PARK
GARDEN HOMES PHASE II

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. Peel, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 18th day of August, 2014.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a rezone to Thomas DesOrmeaux, 618 West Napoleon Street, from Business to Commercial to allow for a hotel. Motion was made by Mr. David. Motion died for lack of second for the following resolution: *(since no one attended the meeting to answer questions).*

Resolution granting a rezone to Thomas DesOrmeaux, 618 West Napoleon Street, from Business to Commercial to allow for a hotel.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Thomas DesOrmeaux, 618 West Napoleon Street, from Business to Commercial to allow for a hotel for the following described property:

LOTS 5, 6, 7 AND 8 OF BLOCK V OF CITY OF SULPHUR, LA.

WHEREAS, improvements on property will include a hotel with the following stipulations:

1. Any improvements/repairs on City easement will be at owners cost.
2. Maximum height of hotel shall be no taller than 2 story.
3. No windows shall be on east side of hotel unless required by Fire Code.
4. An 8 foot wooden or masonry fence shall be located on the east property line.
5. The following uses are excluded from the list of Permitted Uses: Bars

And the resolution died for lack of second on this 18th day of August, 2014.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a rezone to Thomas DesOrmeaux, 700 West Napoleon Street, from Business to Commercial to allow for a hotel. Motion was made by Mr. David. Motion died for lack of second for the following resolution: *(since no one attended the meeting to answer questions).*

Resolution granting a rezone to Thomas DesOrmeaux, 700 West Napoleon Street, from Business to Commercial to allow for a hotel.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Thomas DesOrmeaux, 700 West Napoleon Street, from Business to Commercial to allow for a hotel for the following described property:

A CERTAIN PARCEL OF GROUND ALONG WITH BUILDINGS AND IMPROVEMENTS IN PARISH OF CALCASIEU, STATE OF LOUISIANA, LOTS 1 AND 6 OF BLOCK IV OF TOWN OF SULPHUR, LA., A SUBDIVISION OF SOUTH HALF OF NORTHWEST QUARTER (S/2 OF NW/4) OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, AS

PER PLAT RECORDED IN CONVEYANCE BOOK 27 AT PG. 67,
RECORDS OF CALCASIEU, PARISH, LA TOGETHER WITH ALL
BUILDINGS AND IMPROVEMENTS, SITUATED THEREON, SAID
BLOCK IV BEING BOUNDED ON SOUTH BY US HWY 90, ON EAST BY
FIRST STREET, AND ON NORTH BY RAILROAD RIGHT OF WAY,
AND SAID LOTS 1 AND 6 COMMENCING AT THE (SE) CORNER OF
SAID BLOCK IV, THENCE NORTH 200 FEET, THENCE WEST 50 FEET
THENCE SOUTH 200 FEET, THENCE EAST 50 FEET TO POINT OF
COMMENCEMENT.

WHEREAS, improvements on property will include a hotel with the following stipulations:

1. Any improvements/repairs on City easement will be at owners cost.
2. Maximum height of hotel shall be no taller than 2 story.
3. An 8 foot wooden or masonry fence shall be located on the west property line.
4. The following uses are excluded from the list of Permitted Uses: Bars

And the resolution died for lack of second on this 18th day of August, 2014.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a variance to Thomas DesOrmeaux, 618 West Napoleon Street, to allow for a hotel to be located on 20,000 sq. ft. rather than the required 25,000 sq. ft. Motion was made by Mr. David. Motion died for lack of second for the following resolution: *(since no one attended the meeting to answer questions)*.

Resolution granting a variance to Thomas DesOrmeaux, 618 West Napoleon Street, to allow for a hotel to located located on 20,000 sq. ft. rather than the required 25,000 sq. ft.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Thomas DesOrmeaux, 618 West Napoleon Street, to allow for a hotel to located located on 20,000 sq. ft. rather than the required 25,000 sq. ft. for the following described property:

LOTS 5, 6, 7 AND 8 OF BLOCK V OF CITY OF SULPHUR, LA.

WHEREAS, improvements on property will include a hotel with the following stipulations:

1. Any improvements/repairs on City easement will be at owners cost.
2. Maximum height of hotel shall be no taller than 2 story.
3. No windows shall be on east side of hotel unless required by Fire Code.
4. An 8 foot wooden or masonry fence shall be located on the east property line.

And the resolution died for lack of second on this 18th day of August, 2014.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a rezone to Care Help of Sulphur, Inc., 200 North Huntington Street, from Mixed Residential to Commercial to allow for 2 modular buildings for housing homeless women. Mrs. Farnum, Executive Director, stated that these buildings were donated by Sasol. There is a need for a women's shelter in Sulphur. The women will get jobs. It will be like a ¾ house. Care Help will fix up the buildings and it will be a community effort. Churches will be involved in the process. She also stated that the inside of the buildings were very well kept and look very nice. The buildings won't sit on the property very long before they will get started on them. Mrs. Farnum also stated that it is classified as a modular building because there are beams underneath it and there will be full slab foundations. One building is 28x70 and the other is 28x60. Mr. Berry stated that prior to occupancy the buildings will have to be brought up to code, ADA, etc. Mr. Lawrence stated that it seems we are putting the cart before the horse since no one knows how the buildings will be utilized. Mrs. Farnum stated that if the buildings aren't used for a women's shelter they can be used as educational buildings. If it will be used as a women's shelter there will be security on the grounds. If there are battered, abused women staying there then a program called Oasis will step in. Motion was then made by Mrs. Vincent seconded by Mrs. Carroll that the following amendment be added:

- A 6 foot buffer width shall be located on the east side of property.

Motion carried.

At this time Mr. Peel stated that he would abstain from voting since he is a Board member for Care Help.

After discussion, motion was made by Mr. David seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to Care/Help of Sulphur, Inc., 200 North Huntington Street, from Mixed Residential to Commercial to allow for two modular buidings to be used to shelter homeless women.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Care/Help of Sulphur, Inc., 200 North Huntington Street, from Mixed Residential to Commercial for the following described property:

ONE CERTAIN PARCEL OF GROUND BEGINNING 40 FEET NORTH OF THE NORTHWEST CORNER OF BLOCK A, OLD TOWN OF SULPHUR, THENCE RUNNING NORTH ON THE EAST SIDE OF HUNTINGTON STREET APPROXIMATELY 277 FEET, THENCE RUNNING EAST APPROXIMATELY 208.7 FEET, THENCE RUNNING NORTH APPROXIMATELY 100 FEET THENCE RUNNING EAST APPROXIMATELY 100 FEET, THENCE RUNNING SOUTH APPROXIMATELY 377 FEET, THENCE RUNNING WEST APPROXIMATELY 308.7 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT SUCH PARCEL OF GROUND AND IMPROVEMENTS THEREON CONVEYED BY SELLERS TO LAKE AREA DOLLAR PARTNERS, L.L.C. BY INSTRUMENT FILED ON MAY 28, 2002 UNDER ENTRY NO. 2585746, IN THE CONVEYANCE RECORDS OF CALCASIEU PARISH, LOUISIANA.

WHEREAS, improvements on the property will include 2 modular buildings to house homeless women with the following stipulations:

1. An 8 foot privacy fence along east property lines.
2. Facade should be comparable to aesthetics in that area.
3. Modular home shall have skirting in place within 3 months after approval of rezone.
4. A 6 foot buffer width shall be located on the east side of property.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: None

ABSTAIN: Mr. Peel

And the said resolution was declared duly adopted on this 18th day of August, 2014.

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

8/18/14

6:03 P.M.