

June 16, 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 16th day of June, 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 Mr. David that the minutes stand as written. Motion carried.

Motion was then made by Mr. David seconded by Mrs. Carroll that item #1 be added to the agenda:

1. Resolution electing a Chairman and Vice-Chairman for the Land Use Commission.

Mayor Duncan stated that this item was being added to the agenda due to the agenda already being published. With no comment from the public, a vote was called with the following results:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. Peel, Mr. David, Mr. Lawrence
NAYS: None
ABSENT: None

And the above item was added to the agenda on this 16th day of June, 2014.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Vice-Chairman

Motion was then made by Mr. Peel seconded by Mr. David that the agenda stand as changed.

Motion carried.

The first item on the agenda is a resolution electing a Chairman and Vice-Chairman for the Land Use Commission. Motion was made by Mr. Peel seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution electing a Chairman and Vice-Chairman for the Land Use Commission of the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby elect Gerrit Lawrence as Chairman and Johnny Peel as Vice-Chairman for the Land Use Commission of the City of Sulphur.

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 16th day of June, 2014.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a variance to Charles Andrews, 512 Shady Lane, to allow for accessory structure to be located 1.9 feet from side property line rather than the required 5 feet. Mr. David asked how this was a hardship and why can't it be moved

over 2 feet. Mr. Andrews stated that he already put the pad down and it's level. Three guys put a lot of work into it. Mayor Duncan stated that it will make it easier for Mr. Andrews' wheelchair to pass. Danny Dupre, Fire Chief, stated that the adjacent neighbors are far enough so it doesn't create a problem. Motion was made by Mr. Peel seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Charles Andrews, 512 Shady Lane, to allow for accessory structure to be located 1.9 feet from side 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 Charles Andrews, 512 Shady Lane, to allow for an accessory structure to be located 1.9 feet from side property line rather than the required 5 feet in accordance with Article IV, Part 3, Section 1 (2) of the Land Use Ordinance of the City of Sulphur with the following stipulations:

1. No openings on the west side of accessory structure.
2. West wall of accessory structure shall be fire resistant.
3. Drainage off west side of accessory structure roof shall be directed away from neighbor's property.

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 16th day of June, 2014.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a variance to Bel Commercial, LLC, property across from Carlyss Drive and east side of Hwy. 1256, to allow for side setbacks to be measured from house slab to property line rather than house eave. Prescott Bailey, representative

for Bel Commercial, LLC, addressed the Commission and stated that the builder for this subdivision already designed the plans with side setbacks being measured from the house slab, not house eave. The eaves will be fire proof. Mayor Duncan stated that when the builder designed his plans this property was in the Parish. The Parish's ordinance is 5' from the slab. The City annexed this property after the builder designed the homes. This isn't the only builder/developer having trouble with our setbacks. Mayor stated that the ordinance will need to be looked at for an amendment. Danny Dupre, Fire Chief, stated that the Fire Code dictates that the homes must have fire walls. After discussion, motion was made by Mr. David seconded by Mr. Peel that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Bel Commercial, LLC, for property located across from Carlyss Drive, east side of Hwy. 1256, to allow for side setbacks for Carlyss Place Phase I to be measured from house slab to property line rather than house eave, in accordance with Article IV, Part 3, Section 2 (2) (C) of the Land Use Ordinance.

WHEREAS on March 17, 2014 the Land Use Commission adopted Resolution which accepted Preliminary Plat for Carlyss Place Subdivision Phase I; and

WHEREAS, plat did not include variance for side setbacks to be measured from house slab rather than house eave.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Bel Commercial, LLC, for property located across from Carlyss Drive, east side of Hwy. 1256, to allow for side setbacks for Carlyss Place Phase I to be measured from house slab to property line rather than house eave, in accordance with Article IV, Part 3, Section 2 (2) (C) of the Land Use Ordinance.

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 16th day of June, 2014.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution accepting Preliminary Plat from Bel Commercial, LLC, for Belle Savanne Apartment Homes located across from Carlyss Drive and east side of Hwy. 1256. Prescott Bailey, representative of Bel Commercial, LLC, addressed the Commission and stated that there is a variance request on the plat map. The variance is to allow for 208 units rather than the maximum 163 units. The developer has worked with many projects like this one. There will be many amenities offered. They are requesting the variance to allow for these amenities. The center of the apartments will be a large lake. After discussion, motion was made by Mr. Peel seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting Preliminary Plat from Bel Commercial, LLC, for Belle Savanne Apartment Homes for property located across from Carlyss Drive and east side of Hwy. 1256.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept Preliminary Plat from Bel Commercial, LLC, for Belle Savanne Apartment Homes for property located across from Carlyss Drive and east side of Hwy. 1256, all in accordance with Chapter 18 of the Code of Ordinances for the following described property:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, CONTAINING 13.601 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ROADWAY CENTERLINES FOR CARLYSS DRIVE AND RUTH STREET SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE PROCEED NORTH 00°53'59" EAST A DISTANCE OF 81.39 FEET; THENCE SOUTH 89°06'01" EAST A DISTANCE OF 48.86 FEET; THENCE SOUTH 00°53'59" WEST A DISTANCE OF 170.07 FEET; THENCE NORTH 22°05'06" EAST A DISTANCE OF 37.57; THENCE SOUTH 89°06'02" EAST A DISTANCE OF 786.42 FEET TO THE POINT OF BEGINNING (P.O.B.)

THENCE SOUTH 89°06'02" EAST A DISTANCE OF 912.77 FEET;

THENCE SOUTH 00°53'57" WEST A DISTANCE OF 649.05 FEET;
THENCE NORTH 89°06'02" WEST A DISTANCE OF 912.77 FEET;
THENCE NORTH 00°35'58" EAST A DISTANCE OF 649.05 FEET
TO THE POINT OF BEGINNING (P.O.B.)

WHEREAS, improvements on the property will include a variance increasing the number of multi-family units from 163 to 208, in accordance with Article IV, Part 3, Section 1 (2) of the Land Use ordinance of the City of Sulphur.

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 16th day of June, 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

6/16/14
5:50 P.M.