

August 18, 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 18th day of August, 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
(funeral)

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. David seconded by Mr. Peel to move item #1 to the bottom of the agenda.

Motion carried.

Motion was then made by Mr. Darby seconded by Mr. Peel to remove item #3.
Motion carried.

Motion was then made by Mr. Darby seconded by Mr. Peel to adopt the agenda 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:

<u>Address</u>	<u>Council District</u>
2005 Post Oak	4
2525 St. Francis	4
605 Stanford	2

Motion was made by Mr. Darby seconded by Mr. Peel 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 Loretta Manuel, 1014 Tillman Street, to allow for the temporary placement of a travel trailer. Mrs. Manuel stated that she would like to place the travel trailer on her property for approximately 4-6 months until she purchases her new mobile home. Her mobile home was damaged by Hurricane Rita and the mold is so bad in the home now that it is making her very sick. Motion was made by Mr. Peel seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Loretta Manuel, 1014 Tillman Street, to allow for the temporary placement of a travel trailer.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Loretta Manuel, 1014 Tillman Street, to allow for the temporary placement of a travel trailer to be limited as follows:

1. Travel trailer shall be placed in the rear of mobile home.
2. Variance shall expire at the earlier of:
 - a. Six months from adoption
 - b. Occupancy of any other structure on the lot

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 18th day of August, 2008.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda a presentation from Tim Jackson concerning analysis of Land Use Ordinance. Mr. Jackson stated that the overall Land Use ordinance is a functioning ordinance and there are no major problems. He did notice that there are different kinds of commercial businesses in Sulphur. Some of the commercial businesses bleed into Industrial Districts. These districts need to be tiered.

Mr. Jackson stated that variance requests and one single family dwelling per lot are two issues that the City currently has. As far as variance request, the City is complying with the Home Rule Charter and state laws. He also stated that the City needs to work on adopting a comprehensive plan. Before adopting such an ordinance the City needs to make a plan of where they want to go then, the zoning ordinance makes it a reality. There are many cities headed in this same direction.

Mr. Darby asked Mr. Jackson about rezoning businesses to Commercial District. Mr. Jackson stated that only emergency situations should be rezoned to Commercial at this time until the final plan is complete.

Bill LeBlanc addressed the Commission and stated that Mr. Jackson told the Commission approximately 3-4 years ago that the City needed to adopt a comprehensive plan, but they still haven't. The City adopted zoning when they weren't ready and the Commission wasn't educated enough on the ordinance.

Mr. Lawrence stated that Mr. Jackson and Mr. Bruce will soon visit with the Council and Commissioners to address their concerns.

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

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

8-18-08
5:58 P.M.