

January 20, 2015

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 20th day of January, 2015, after full compliance with the convening of said meeting with the following members present:

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

ABSENT - LENORE CARROLL, Land Use Commission District 1
SANDRA VINCENT, Land Use Commission District 2

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 David.

Motion was then made by Mr. Peel seconded by Mr. David that the minutes stand as written. Motion carried.

The Chairman asked if there were any changes to the agenda. With no changes made, motion was made by Mr. Peel seconded by Mr. David that the agenda stand as written. Motion carried.

The first item on the agenda is a resolution granting a rezone from Business to Commercial and Residential to Commercial for AJP Family Partnership & Palermo Land Co., for property located east side of Beglis Parkway, south of R.W. Vincent Elementary School to allow for a hotel. Tony Palermo addressed the Commission and stated that this will be for 2 hotels. They will be for people with extended stays. He doesn't foresee any traffic congestion. The hotels will be side by side. Each room will have cooking facilities. Parking will be under the power-lines and there will not be any drainage problems. Motion was made by Mr. David for approval. He then withdrew his motion.

After discussion motion was made by Mr. David seconded by Mr. Peel that the following amendment be made:

- An 8' tall privacy fence of wood or brick shall be located on boundaries that abut adjacent school.

Motion carried.

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

RESOLUTION

Resolution granting a rezone to AJP Family Partnership & Palermo Land Co., Inc, from Business to Commercial and Residential to Commercial for property located east side of Beglis Parkway, south of R.W. Vincent Elementary School 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 AJP Family Partnership & Palermo Land Co., Inc, from Business to Commercial and Residential to Commercial for property located east side of Beglis Parkway, south of R.W. Vincent Elementary School to allow for a hotel in accordance with Article IV, Part 3 of the Land Use Ordinance of the City of Sulphur with the following stipulations:

1. Develop a drainage plan and have it approved as part of the Permit process.
2. An 8 foot tall privacy fence of wood or brick shall be located on all boundaries that abut Residential District.
3. An 8' tall privacy fence of wood or brick shall be located on boundaries that abut adjacent school.
4. Containers for solid waste shall be located no closer than fifteen feet to an adjacent property line and screened with a 6' tall, gated, masonry or lumber fence.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Carroll, Mrs. Vincent

And the said resolution was declared duly adopted on this 20th day of January, 2015.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a rezone from Residential to Mixed Residential for John B. LaFleur, 400 Invader Street, to allow to market property for double wide manufactured home or duplex. Mr. LaFleur addressed the Commission and stated that there was a mobile home on this property prior to Hurricane Rita. He wants to put a double-wide mobile home on the property. Across the street is mixed residential. Mr. Lawrence stated that he'd rather see a duplex on the property rather than a double-wide. Mr. Lawrence asked if he had a buy-sell agreement. Mr. LaFleur stated that he did not. At this time several property owners in the neighborhood opposed of the rezone. Mr. Lawrence stated that Mr. LaFleur would need to present a buy/sell agreement. After discussion, motion was made by Mr. Peel seconded by Mr. David that the following resolution be adopted to-wit:

Resolution granting a rezone John B. LaFleur, 400 Invader Street, from Residential to Mixed Residential to allow to market property for double wide manufactured home or duplex

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to John B. LaFleur, 400 Invader Street, from Residential to Mixed Residential to allow to market property for double wide manufactured home or duplex with the following stipulations:

1. Develop a drainage plan and have it approved as part of the Permit process.
2. An 8 foot tall privacy fence of wood or brick shall be located on all boundaries that abut Residential District (i.e. eastern and northern boundaries).

A vote was then called with the results as follows:

YEAS: None

NAYS: Mr. Peel, Mr. David, Mr. Lawrence

ABSENT: Mrs. Carroll, Mrs. Vincent

And the said resolution failed on this 20th day of January, 2015.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is training for Board of Zoning Adjustment and other related matters. Tim Jackson, Planner from New Orleans, addressed the Commission and gave a brief power-point presentation (see attached).

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

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

1/20/15
6:15 P.M.