

February 10, 2015

The Land Use Commission of the City of Sulphur, Louisiana, met in special session at its regular meeting place located at 500 N. Huntington Street, Sulphur, Louisiana, at 5:00 p.m., on the 10th day of February, 2015, 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
LAWRENCE DAVID, Land Use Commission District 4
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT - JOHNNY PEEL, Land Use Commission District 3

After the meeting was called to order and the roll called with the above results, prayer was led by Mr. Lawrence followed by the reciting of the Pledge of Allegiance led by Mr. David.

The first item on the agenda is a resolution accepting final plat and granting variances for 3 lots to be approximately 3,795 sq. ft. rather than the required 6,000 sq. ft. from Ricky Ketchum for property located on the west corner of McBride Street and West Burton Street. Fire Chief, Danny Dupre, stated that he, Arlene and Keith were filling in as the Zoning Administrator until a new one was hired. When these plans were presented to us, we (myself, Keith and Mayor) felt that it wouldn't create no ill effect to the property or neighborhood since they were just moving lot lines. It's three non-conforming lots and by moving the lot lines (to create three equal size lots) it would still be three non-conforming lots. Arlene Blanchard, Council Clerk, advised us that even though it's non-conforming lots, you can make three more non-conforming lots without going before Commission and Council. Mr. Dupre continued to say that since we weren't creating additional lots we (myself, Keith and Mayor) made the decision to let Mr. Ketchum continue with his project. We felt it was in the best interest of the City since the corner (east lot) couldn't meet setbacks. The lot was so small that even a small trailer wouldn't fit. We made a

mistake in letting the property owner continue without going through the process. We try to accommodate the Land Use ordinance as best we can and we felt our decision was in the best interest of the City. We felt that by doing this it wasn't creating anything more detrimental than what is there now. We had a meeting last week with the Councilman for this district in trying to upgrade this area and what the future holds.

Mr. Lawrence stated that this is for economic gain. The property owner can create two larger lots, rather than three small lots. He would still need a variance since it's less than 6,000 sq. ft. but lots in this area are 5,000. Two lots would be approximately 5,500 sq. ft. each.

Mr. Dupre stated that the original complaint wasn't due to the size of the lots, it was because he heard that there were going to be duplexes built here and that's not the case. There will be three single family dwellings.

Mr. Ketchum stated that his houses will be 24x36 (864 sq. ft.), 1 bedroom and made of metal. They are nice homes. Mr. Lawrence stated that even though this resolution fails he can still build two homes. We can't grant a variance for that small of a lot. Chief Dupre stated that the Commission can grant a variance of any size. This is not a negative impact on the neighborhood. Mr. David stated that if we grant this variance then we'd have to grant a variance for someone else that wanted this size variance. He needs to combine the lots and create two bigger lots. Mr. Lawrence stated that the Land Use Administrators recommendation was to conform to the ordinance and not grant the variance. He also stated that this is strictly for economic gain and we don't want to set precedence. Mayor Duncan stated that we are trying to improve the neighborhood.

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

Resolution accepting application from Ricky Ketchum, property on west corner of McBride and West Burton Street, to accept final plat and granting variances for 3 lots for those lots to be smaller than the required 6,000 square feet.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept application from Ricky Ketchum, property on west corner of McBride and West Burton Street, to accept final plat and granting variances for 3 lots to be approximately 3,795 sq. ft. rather than the required 6,000 square feet.

A vote was then called with the results as follows:

YEAS: None

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

ABSENT: Mr. Peel

And the said resolution failed on this 10th day of February, 2015.

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

2/11/15
5:30 P.M.