

February 18, 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 18th 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.

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

The first item on the agenda is a resolution granting resolution accepting final plat from Bernice Shilts for property located on the southeast corner of Franklin and Avilia Streets. Motion was made by Mr. Lawrence seconded by Mrs. Vincent that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting final plat from Bernice Shilts, property located on southeast corner of Franklin and Avilia Streets.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat from Bernice Shilts to subdivide property into 7 lots at the southeast corner of Franklin and Avilia Streets for the following described property:

BEGINNING 80 FEET NORTHERLY FROM INTERSECTION OF THE WEST SIDED OF LOREANA STREET (AKA CLARA STREET) AND SOUTH LINE OF LOT SIX (6) OF SUBDIVISION OF NORTH HALF OF NORTHEAST QUAERTER (N2/ OF NE/4) OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 10 WEST, THENCE NORTHLY ON WEST SIDE OF LOREANA STREET (AKA CLARA STREET) 200 FEET MORE OR LESS TO FRANKLIN STREET, THENCE WEST ON SOUTH SIDE OF FRANKLIN STREET 300 FEET MORE OR LESS TO AVILIA STREET, THENCE SOUTH 200 FEET MORE OR LESS, THENCE 300 FEET MORE OR LESS TO THE POINT OF BEDGINNING, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON, CALCASIEU PARISH, LOUISIANA (WHICH DEED WAS RECORDED IN CONVEYANCE BOOK 1298, PAGE 285, ET SEQ OF THE RECORDS OF CALCASIEU PARISH, LOUISIANA)

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 18th day of February, 2015.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a rezone to Donald and Sheryl Welch, 112 Darbonne Street, from Residential to Business to allow to market property. Mr. Welch addressed the Commission and stated that they would like to build a small business on the property and sell it. They may build an antique store. Motion was made by Mr. David seconded by Mrs. Vincent that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to Donald and Sheryl Welch, 112 Darbonne Street, from Residential District to Business District to allow to market property.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Donald and Sheryl Welch, 112 Darbonne Street, from Residential District to Business District to allow to market property for the following described property:

LOT FIVE OF SUBDIVISION OF G.W. MCMILLIN, A SUBDIVISION OF LOTS NINE (9) AND TEN (10) OF A SUBDIVISION OF SOUTHWEST QUARTER O SOUTHEAST QUARTER (SW/4 OF SE/4) OF SECTION 34 OF TOWNSHIP 9 SOUTH RANGE 10 WEST, LOUISIANA MERIDIAN, AND OF WEST HALF OF EAST HALF (W/2 OF E/2) OF SECTION 3 TOWNSHIP 10 SOUTH RANGE 10 WEST LOUISIANA MERIDIAN, RECORDS OF CALCASIEU PARISH, LOUISIANA, TOGETHER WITH ALL IMPROVEMENTS THEREON SITUATED; 112 DARBONNE STREET, SULPHUR, LA 70663

BE IT FURTHER RESOLVED that rezone will allow applicant to market as Business District 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 boundary).

A vote was then called with the results as follows:

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

And the said resolution was declared duly adopted on this 18th day of February, 2015.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a rezone to Willie and Shirley Broussard Living Trust, southeast corner of Pearl and Stanford Streets (west parcel), from

Residential to Mixed Residential to allow for a duplex. Motion was made by Mrs. Carroll seconded by Mr. David that the following be amended:

- Change name from Donald Broussard to Willie Broussard

Motion carried.

Mr. Broussard addressed the Commission and stated that the duplex will be brick with 1,250 sq. ft. living. He received 39 signatures in support of the rezone. These will be 2 bedroom units. He will allow a family with only one child to live there. He would like to have 3 parking spaces for each unit. Several people spoke opposing the duplexes stating that they wouldn't mind a single family dwelling but not multi-family. This neighborhood is family oriented and it's under control right now. This rezone isn't about the condition of the home, it's about the rezone. We have zoning so let's stick to it.

A resident of this neighborhood supported the rezone stating that she would welcome the duplex. It will be directly across from my home and from the photos Mr. Broussard has shown the duplexes will be very nice. After discussion, motion was made by Mrs. Vincent seconded by Mrs. Carroll that the following resolution be adopted to-wit:

Resolution granting a rezone to Willie and Shirley Broussard Living Trust, from Residential to Mixed Residential for property located on southeast corner of Pearl and Stanford Streets (west parcel), to allow for a duplex.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Willie and Shirley Broussard Living Trust, from Residential to Mixed Residential for property located on southeast corner of Pearl and Stanford Streets (west parcel), to allow for a duplex for the following described property:

THE WEST 82.5 FEET OF LOTS TWO (2) AND THREE (3) OF BLOCK 8 OF D.S. PERKINS ADDITION SUBDIVISION.

BE IT FURTHER RESOLVED that rezone will allow applicant to build a 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 southern boundary of the above described property).

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 18th 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

2/18/15

6:15 P.M.