

February 23, 2015

The City Council of the City of Sulphur, Louisiana, met in special session at its regular meeting place in the Council Chambers, Sulphur, Louisiana, on February 23, 2015 at 5:00 p.m., after full compliance with the convening of said meeting with the following members present:

DRU ELLENDER, Council Representative of District 1  
DENNIS BERGERON, Council Representative of District 2  
VERONICA ALLISON, Council Representative of District 3  
RANDY FAVRE, Council Representative of District 4  
STUART MOSS, Council Representative of District 5

After the meeting was called to order and the roll called with the above result, prayer was led by Mrs. Ellender, followed by the reciting of the Pledge of Allegiance led by Mrs. Allison.

The first item on the agenda is a public hearing on ordinance accepting final plat and granting variances for 3 lots to be approx. 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. Mrs. Ellender stated that Mr. Ketchum is able to build 3 single family dwellings on these lots since he's grandfathered in. If the lot lines are moved like he wants them he could still build 3 single family dwellings. If Council doesn't pass this variance he could build a 15x35 house on the east lot. It's more beneficial to move the lot lines rather than him build a tiny house. Mr. Ketchum addressed the Council and stated that he doesn't want to build a tiny house nor does he want to build duplexes. The neighborhood would look better if there were 3 individual houses.

Mr. Favre stated that these are three non-conforming lots and if we grant these variances they will still be three non-conforming lots. Land Use opposed these

variances and I think we should do the same thing. The 9 criteria for variance hardship isn't met. The neighbor doesn't want duplexes. Mr. Ketchum stated that he doesn't want duplexes either. The homes will be 24x36 (864 sq. ft.). I'm trying to upgrade the area.

Mr. Favre stated that you can split the lots in two and have two single family dwellings. Mike Daigle, Land Use Administrator, stated that the ordinance should be followed and he opposes these variances. Mr. Bergeron stated that last month the Land Use and Council granted all kinds of variances for property south of I-10 (Bel property). We didn't make them conform to the 6,000 sq. ft. lots nor the front setbacks, etc. We're not doing anything in this neighborhood that's not already there.

Mr. LeBlanc addressed the Council and stated that they could pull permits tomorrow and build a tiny house on the east lot. We don't want to do that though. We want to enhance the area. We will landscape. The neighbor to the north didn't want duplexes and we're not building duplexes. Before Ricky purchased the property we went and spoke to Keith Berry and Danny Dupre. They told us we could divide the three lots equally. After they told us that Arlene Blanchard, Land Use secretary, told us that we couldn't divide the property equally since it would have to go before Land Use and City Council for their approval since it was creating three non-conforming lots. Mayor Duncan also said we could divide it without Land Use or Council action. Come to find out we couldn't divide the property without Land Use and Council action and that's where we're at now. Mrs. Allison stated that she feels the property should be divided equally. After discussion, motion was made by Mrs. Ellender seconded by Mr. Bergeron that the following ordinance be adopted to-wit:

ORDINANCE NO. 1280, M-C SERIES

ORDINANCE 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 ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby accept application from Ricky Ketchum, property on west corner of McBride and West Burton Street, to accept final plat and grant variances for 3 lots to be approximately 3,795 sq. ft. rather than the required 6,000 square feet in accordance with Article IV, Part 3, Section 2 of the Land Use Ordinance and Chapter 18 of the Code of Ordinances.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SULPHUR, LOUISIANA, IN SPECIAL SESSION CONVENED THAT:

The Code of Ordinances of the City of Sulphur is hereby amended to accept final plat and grant variances for 3 lots to be approximately 3,795 sq. ft. rather than the required 6,000 square feet for the following described property to-wit:

**TRACT 1**

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, LA. MER., CALCASIEU PARISH, LA., BEING DESCRIBED AS FOLLOWS:

COMMENCING 191.70 FEET EAST AND 25.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH A DISTANCE OF 75.00 FEET; THENCE EAST A DISTANCE OF 50.71 FEET; THENCE SOUTH A DISTANCE OF 75.00 FEET; THENCE WEST A DISTANCE OF 50.87 FEET TO THE POINT OF COMMENCEMENT.

**TRACT 2**

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, LA. MER., CALCASIEU PARISH, LA., BEING DESCRIBED AS FOLLOWS:

COMMENCING 242.57 FEET EAST AND 25.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH A DISTANCE OF 75.00 FEET; THENCE EAST A DISTANCE OF 50.71 FEET; THENCE SOUTH A DISTANCE OF 75.00 FEET;

THENCE WEST A DISTANCE OF 50.87 FEET TO THE POINT OF COMMENCEMENT.

**TRACT 3**

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, LA. MER., CALCASIEU PARISH, LA., BEING DESCRIBED AS FOLLOWS:

COMMENCING 2293.44 FEET EAST AND 25.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH A DISTANCE OF 75.00 FEET; THENCE EAST A DISTANCE OF 50.71 FEET; THENCE SOUTH A DISTANCE OF 75.00 FEET; THENCE WEST A DISTANCE OF 50.87 FEET TO THE POINT OF COMMENCEMENT.

BE IT FURTHEREST ORDAINED that this Ordinance shall become effective upon the Mayor's signature.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Bergeron, Mrs. Allison, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 23<sup>rd</sup> day of February, 2015.

ATTEST:

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ARLENE BLANCHARD, Clerk

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STUART MOSS, Chairman

The next item on the agenda is a resolution accepting and approving the Certificate of Substantial Completion and the Notice by Owner of Acceptance of Work on the W. Crocker Bridge Rehabilitation. Motion was made by Mr. Bergeron seconded by Mrs. Allison that the following resolution be adopted to-wit:

RESOLUTION NO. 2816, M-C SERIES

Resolution accepting and approving the Certificate of Substantial Completion and the Notice by Owner of Acceptance of Work on the W. Crocker Bridge Rehabilitation.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby accept Certificate of Substantial Completion and the Notice by Owner of Acceptance of Work on the W. Crocker Bridge Rehabilitation.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Bergeron, Mrs. Allison, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 23<sup>rd</sup> day of February, 2015.

ATTEST:

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ARLENE BLANCHARD, Clerk

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STUART MOSS, Chairman

With there being no further business to come before the Council, the Chairman declared the meeting adjourned.

ATTEST:

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ARLENE BLANCHARD, Clerk

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STUART MOSS, Chairman

2/23/15

5:22 P.M.