

December 15, 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 15th day of December, 2008, after full compliance with the convening of said meeting, with the following members present:

JAY SHELTON, Land Use Commission of District 1
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: TROY DARBY, Land Use Commission of District 2

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

The Chairman asked if there were any changes to the agenda. Motion was made by Mr. Peel seconded by Mr. David that the agenda stand as written. Motion carried.

The first item on the agenda a resolution amending Article II, Section II of the Land Use Ordinance of the City of Sulphur to provide for "Truck Stop" definition. Motion was made by Mr. David seconded by Mr. Peel that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION AMENDING ARTICLE II, SECTION 2 OF THE LAND USE ORDINANCE OF THE CITY OF SULPHUR TO PROVIDE FOR "TRUCK STOP" DEFINITION.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana that they do hereby amend Article II, Section 2 of the Land Use Ordinance to amend the following definitions to add the following:

Truck Stop

Those facilities which are designed primarily for serving eighteen wheel tractor-trailer motor vehicles and sells fuel, lubricating oil and other vehicular merchandise, such as batteries, ties or vehicle parts for eighteen-wheel tractor-trailers, and which may also meet the criteria of the State of Louisiana (in LA R.S. 33:4862.1 et seq.,) for the placement of video poker gaming facilities within said development.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Darby

And the said resolution was declared duly adopted on this 15th day of December, 2008.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda a resolution amending Article IV, Part 3, Section 6 (2) of the Land Use Ordinance of the City of Sulphur – Industrial District – Permitted Uses. Mr. David stated that he thought the state passed a law in January that amended the law to change from 2,000 ft. to 2,500 ft. Mr. Drost stated that the City did not have to follow state law. We can be (more or less) restrictive than state law. Mr. Bruce stated that this amendment came from Tim Jackson, Planner. Mr. Bruce also stated that the Commission needs to keep in mind that a truck stop must be located within one thousand feet (1,000') of Interstate 10. He also stated that a truck stop located on the corner of Swisco Road and Cities Service Highway has purchased their permit many months ago so they will be grandfathered in. After discussion, motion was made by Mr. Peel seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION AMENDING ARTICLE IV, PART 3, SECTION 6 (2) OF THE
LAND USE ORDINANCE OF THE CITY OF SULPHUR – INDUSTRIAL
DISTRICT – PERMITTED USES.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur,
Louisiana that they do hereby amend Article IV, Part 3, Section 6 (2) of the Land Use
Ordinance to read as follows:

(2) Permitted Uses

- (a) All uses as permitted in Business District (B) land use classification except single family detached, multi-family, mobile home and schools.
- (b) Airports
- (c) General industrial uses
- (d) Agriculture
- (e) Truck stops – truck-stops with or without video draw poker devices shall be permitted by-right in Industrial districts only, granted they meet the following provisions:
 - (1) Must be located on a site that is not less than five (5) contiguous acres.
 - (2) The truck stop must be located within one thousand feet (1,000') of Interstate Highway 10.
 - (3) No truck stop facility, as defined, with video draw poker and similar gaming devices, shall be located within two thousand feet (2,000') of a residential zone, park, school, day care center, library or religious or cultural activity.
 - (4) The truck stop must have frontage only on a median-divided thoroughfare with a minimum of four lanes.
 - (5) No truck stop with video draw poker devices shall be located within two thousand feet (2,000') of any other casino or truck stop with video draw poker devices.
 - (6) Distance shall be determined by measuring in a straight line, from the nearest point of the property line of the church or synagogue, library, playground or school to the nearest point of the property line on which the premises to

be licensed sits. Applicant shall provide the City with a certified measurement from a licensed and bonded surveyor.

- (7) The City of Sulphur may also require the following in order to mitigate possible negative impacts on surrounding areas:
- a. A Traffic Impact Analysis by a registered engineer qualified to perform such studies. The developer may be required by the City to mitigate any negative impacts such as, but not limited to:
 - 1. providing new traffic signals or improving existing traffic signalization;
 - 2. providing additional directional signage;
 - 3. providing new turning lanes
 - b. Additional fencing, buffering and/or landscaping to screen the development from adjacent areas.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Darby

And the said resolution was declared duly adopted on this 15th day of December, 2008.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is Public to Address Commission. Mr. Bill LeBlanc, Roberta Drive, stated that he has visited with each of the Councilmen and the Mayor within the last 3 years and told them that District 1 was falling apart. He gave Administration a list of his concerns and they have not been taken care of yet. In District 1 there is an address with 4 metal buildings with no permits to move them there and people are living in them. He would like the Ordinance Enforcement office to drive

around district 1 and look at all the violations. He also stated that they can't drink the water at his home because it's so yellow.

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

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

12/15/08
5:50 P.M.