

April 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 April, 2015, after full compliance with the convening of said meeting with the following members present:

SANDRA VINCENT, Land Use Commission District 2
BRIAN LEVENS, 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

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 made by Mr. David seconded by Mrs. Vincent that the minutes from the previous meeting stand as written. Motion carried.

Motion was then made by Mr. David seconded by Mrs. Vincent that the following amendment to the agenda be as follows (underlined words added):

- Resolution accepting final plat for Belle Savanne Subdivision, Phase 1A

Motion carried.

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

The first item on the agenda is a resolution approving Home Business application for Cynthia Schroeder, 621 Henning Drive, to allow for a daycare in home. Mr. Levens asked Mrs. Schroeder if she plans on putting a drop-off area in the rear of the property for the kids. Mrs. Schroeder stated that in the near future the gate will be removed and vehicles can pull up on the side and drop off the children. She also stated that she will babysit 4 children plus 2 of her own

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

RESOLUTION

Resolution approving Home Business application for Cynthia Schroeder, 621 Henning Drive, to allow for a daycare in home.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby approve a Home Business for Cynthia Schroeder located at 621 Henning Drive for a daycare in home.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Carroll

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

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting the subdividing of lots for CKV Investments, for property located on west side of Hoffpauir Road. Motion was made by Mrs. Vincent seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution subdividing lots and accepting final plat from CKV Investments for property located on west side of Hoffpauir Road.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat from CKV Investments to subdivide property into 3 lots on the west side of Hoffpauir Road for the following described property:

TRACT A

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF CHAVANNE SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE 865.0 FEET NORTH TO THE POINT OF BEGINNING; THENCE NORTH 56.67

FEET, THENCE EAST 120.4 FEET, THENCE SOUTH 56.67 FEET, THENCE WEST 120.4 FEET TO POINT OF BEGINNING.

TRACT B

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF CHAVANNE SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE 921.67 FEET NORTH TO THE POINT OF BEGINNING; THENCE NORTH 56.67 FEET, THENCE EAST 120.4 FEET, THENCE SOUTH 56.67 FEET, THENCE WEST 120.4 FEET TO POINT OF BEGINNING.

TRACT C

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF CHAVANNE SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE 978.34 FEET NORTH TO THE POINT OF BEGINNING; THENCE NORTH 56.67 FEET, THENCE EAST 120.4 FEET, THENCE SOUTH 56.67 FEET, THENCE WEST 120.4 FEET TO POINT OF BEGINNING.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Carroll

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

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a rezone from Business to Industrial for DJM Property, LLC, 4101 East Napoleon Street, for business to manufacture gaskets. Donald Mosley, representative, stated that the building will be insulated with everything done indoors. Their hours of operation will be from 7:30 a.m. – 5:00 p.m., Monday through Friday. They will have approximately 1 tractor for deliveries once a month. Motion was made by Mr. David seconded by Mrs. Vincent that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a rezone to DJM Property, LLC, 4101 East Napoleon Street, from Business to Industrial.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to DJM Property, LLC, 4101 East Napoleon Street from Business to Industrial to allow for the manufacturing of gaskets for the following described property:

ALL THAT CERTAIN PARCEL OR TRACT OF LAND CONTAINING 1.500 ACRES, MORE OR LESS, AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA; THENCE NORTH 00 DEGREES 28 MINUTES 25 SECONDS WEST, FOR A DISTANCE OF 671.70 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90; THENCE SOUTH 89 DEGREES 33 MINUTES 30 SECONDS WEST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE AND AN EXTENSION THEREOF, FOR A DISTANCE OF 1612.42 FEET TO THE NORTHEAST CORNER OF PARCEL NO. 6-1, U.S. HIGHWAY NO. 90, STATE PROJECT NO. 810-19-16; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS EAST (RECORD SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST) FOR A DISTANCE OF 12.63 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. 6-1 AND THE POINT OF BEGINNING, FROM WHENCE A FOUND 5/8" REBAR BEARS SOUTH 0.23 FEET; THENCE CONTINUE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS EAST, FOR A DISTANCE OF 276.84 FEET TO A SET 5/8" CAPPED REBAR; THENCE SOUTH 89 DEGREES 33 MINUTES 30 SECONDS WEST, FOR A DISTANCE OF 240.0 FEET TO A SET 5/8" CAPPED REBAR; THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS WEST, FOR A DISTANCE OF 269.47 FEET TO A SET 5/8" CAPPED REBAR AND SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90; THENCE ORTH 89 DEGREES 33 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 55.85 FEET TO A SET 5/8" CAPPED REBAR; THENCE NORTH 87 DEGREES 16 MINUTES 04 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 184.35 FEET TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES, MORE OR LESS, AND

BEING SUBJECT ANY RIGHTS-OF-WAY, SERVITUDES,
EASEMENTS, BOTH RECORDED AND UNRECORDED, VISIBLE OR
INVISIBLE.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Carroll

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

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution accepting final plat for Belle Savanne Subdivision, Phase IA. Motion was made by Mrs. Vincent seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution accepting final plat from Belle Savanne Development, LLC, for Belle Savanne Subdivision, Phase IA located south of I-10 and east of Hwy. 1256.

WHEREAS, Belle Savanne Development, LLC has submitted an application for final plat; and

WHEREAS, preliminary plat was adopted by the Land Use Commission on September 15, 2014 with City Council ratification on October 14, 2014; and

WHEREAS, variances listed on attached plat map were approved with adoption of Cooperative Endeavor Agreement between the City of Sulphur, Parish of Calcasieu and Bel Commercial Limited Liability Company and Belle Savanne Development, LLC, on March 18, 2014.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat from Belle Savanne Development, LLC, for Belle Savanne Subdivision, Phase IA located south of I-10 and east of Hwy. 1256 for the following described property:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CITY OF SULPHUR, CALCASIEU PARISH,

LOUISIANA, CONTAINING 22.796 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ROADWAY CENTERLINES FOR MCNAIR ROAD AND LA 1256 SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE PROCEED SOUTH 00°53'59" WEST A DISTANCE OF 424.23 FEET; THENCE SOUTH 89°06'01" EAST A DISTANCE OF 49.97' TO THE POINT OF BEGINNING (P.O.B.).

THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 44°06'22" EAST;

THENCE SOUTH 89°06'02" EAST A DISTANCE OF 125.00 FEET;
THENCE NORTH 00°53'58" EAST A DISTANCE OF 426.57 FEET;
THENCE SOUTH 89°33'21" EAST A DISTANCE OF 1,296.86 FEET;
THENCE SOUTH 00°53'58" WEST A DISTANCE OF 166.87 FEET;
THENCE SOUTH 89°06'02" EAST A DISTANCE OF 19.82 FEET;
THENCE SOUTH 00°53'58" WEST A DISTANCE OF 260.00 FEET;
THENCE SOUTH 89°06'02" EAST A DISTANCE OF 900.03 FEET;
THENCE NORTH 00°53'58" EAST A DISTANCE OF 208.16 FEET;
THENCE NORTH 26°36'33" EAST A DISTANCE OF 179.62 FEET;
THENCE NORTH 01°10'05" EAST A DISTANCE OF 64.80 FEET;
THENCE SOUTH 89°31'45" EAST A DISTANCE OF 22.20 FEET;
THENCE SOUTH 01°10'05" WEST A DISTANCE OF 64.98 FEET;
THENCE SOUTH 26°36'33" WEST A DISTANCE OF 96.43 FEET;
THENCE SOUTH 24°44'57" EAST A DISTANCE OF 71.16 FEET;
THENCE SOUTH 89°06'00" EAST A DISTANCE OF 132.57 FEET;
THENCE SOUTH 00°35'22" WEST A DISTANCE OF 15.00 FEET;
THENCE NORTH 89°06'00" WEST A DISTANCE OF 137.61 FEET;
THENCE SOUTH 32°30'09" WEST A DISTANCE OF 26.96 FEET;
THENCE SOUTH 00°53'58" WEST A DISTANCE OF 351.01 FEET;
THENCE NORTH 89°06'02" WEST A DISTANCE OF 70.00 FEET;
THENCE NORTH 00°53'58" EAST A DISTANCE OF 100.00 FEET;
THENCE NORTH 89°06'02" WEST A DISTANCE OF 910.00 FEET;
THENCE SOUTH 00°53'58" WEST A DISTANCE OF 540.76 FEET;
THENCE NORTH 89°06'02" WEST A DISTANCE OF 65.00 FEET;
THENCE SOUTH 00°53'58" WEST A DISTANCE OF 110.00 FEET;
THENCE NORTH 89°06'02" WEST A DISTANCE OF 85.38 FEET;
THENCE NORTH 00°53'58" WEST A DISTANCE OF 110.00 FEET;
THENCE NORTH 89°06'02" WEST A DISTANCE OF 65.00 FEET;
THENCE NORTH 00°53'58" EAST A DISTANCE OF 440.76 FEET;
THENCE NORTH 89°06'02" WEST A DISTANCE OF 730.00 FEET;
THENCE SOUTH 86°44'02" WEST A DISTANCE OF 91.52 FEET;
THENCE NORTH 89°06'02" WEST A DISTANCE OF 270.00 FEET;
THENCE NORTH 00°53'58" WEST A DISTANCE OF 86.64 FEET;

THENCE NORTH 89°06'02" WEST A DISTANCE OF 125.00 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVE A RADIUS OF 25.00 FEET AN
ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD
BEARING OF SOUTH 45°53'58" WEST;
THENCE NORTH 00°53'58" EAST A DISTANCE OF 130.00 FEET TO THE POINT
OF BEGINNING (P.O.B.)

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Carroll

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

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution acknowledging that Sandy Vincent attended the mandatory workshop for zoning boards and planning commissions. Motion was made by Mr. David seconded by Mr. Levens that the following resolution be adopted to-wit:

RESOLUTION

Resolution acknowledging that Sandy Vincent attended the mandatory workshop for zoning boards and planning commissions.

WHEREAS, Act 859 of the 2004 Louisiana Legislature requires that newly appointed members of Planning Commission, Zoning Boards of Adjustments and similar boards must receive at least four hours of training in the duties and responsibilities of planning commissioners; and

WHEREAS, it is important that all Commissioners, Zoning Boards of Adjustments members and similar board members should have a basic understanding of planning, land use, zoning laws and ethics in order to better fulfill their responsibilities; and

WHEREAS, a Planning Commissioners workshop was held on Tuesday, January 20, 2015 in the City of Sulphur Council Chambers located at 500 North Huntington Street, Sulphur, LA.

A vote was then called with the results as follows:

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

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

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution granting a rezone from Residential to Business for Joseph L. Smith, Jr. and Joseph L. Smith III, 1808 Ruth Street to allow for future development. After much discussion, motion was made by Mrs. Vincent seconded by Mr. David that the following amendment be made:

- WHEREAS, an 8 foot tall privacy fence shall be constructed along less restricted uses.

Motion carried.

Mr. Levens stated that he had a problem with the property going back that deep and abutting residential property. Mr. Smith stated that an 8 foot privacy fence will fence off the property in rear. He also stated that he would get letters of approval from the adjacent neighbors in rear. After much discussion, motion was made by Levens seconded by Mrs. Vincent that the following resolution be tabled until the Land Use meeting in May, 2015.

Motion carried.

The next item is a discussion concerning identification (badges) for the Land Use Commissioners. Mayor Duncan stated that in the society we live in today the Commissioners need some form of identification when they look at the sites for rezones, variances, etc. Mr. Lawrence stated that he would like business cards as well as a badge. Mayor Duncan stated that

Arlene would contact each Commissioner for information and have their photo taken by Administration.

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

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

4/20/15

6:15 P.M.