

January 21, 2020

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, immediately following the Board of Zoning Commission meeting held at 5:30 p.m., on the 21st day of January, 2020, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1  
VERONICA ALLISON, Land Use Commission District 3  
ROBIN BAUDOIN, Land Use Commission District 4  
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT: PHYLLIS WILSON, Land Use Commission District 2

After the meeting was called to order and the roll called with the above results, motion was made by Mr. Brazzell seconded by Mrs. Allison that the minutes from the previous meeting stand as written. Motion carried unanimously.

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

The first item on the agenda is a resolution granting a rezone to Marvin Vallette, 220 South Stanford Street, 220 and 222 West Thomas Street from Business to Commercial to allow for a climate control storage unit. Mr. Vallette stated that only the 2-story building unit will be a storage unit. He'll have (2) 48-inch painted doors and building remodeled. Mrs. Carroll stated that if they rezone to Commercial it would open it up for anything in Commercial District to be located there. Mr. Vallette stated that the Commission could put restrictions. Some of the Commissioners reiterated that this is a spot zone and it would allow anything in Commercial District. The following people spoke on this item:

Supports rezone – Johnny Thomas, Bill LeBlanc

Opposes rezone – Donnie Fuslier

After discussion, motion was made by Mr. Brazzell seconded by Mrs. Allison that the following amendment be made:

- The only permitted use in Commercial District shall be a climate control storage unit.

Motion carried unanimously.

Motion was then made by Mrs. Allison that the resolution be adopted. With no second to the motion, the motion failed on the following resolution.

#### RESOLUTION

RESOLUTION GRANTING A REZONE TO MARVIN VALLETTE, 220 SOUTH STANFORD STREET, 220 AND 222 WEST THOMAS STREET, FROM BUSINESS TO COMMERCIAL TO ALLOW FOR A CLIMATE CONTROL STORAGE UNIT.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Marvin Vallette, 220 South Stanford Street, 220 and 222 West Thomas Street, from Business to Commercial to allow for a climate control storage unit for the following described property:

WEST 73 FEET OF LOTS 11, 12, BLOCK “M” OTS SULPHUR DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF BLOCK M OTS SULPHUR, THENCE EAST 72 FEET, NORTH 100 FEET, WEST 72 FEET, SOUTH 100 FEET TO POINT OF BEGINNING, AS PER PARCEL #00643262, CALCASIEU PARISH, LOUISIANA, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON.

BE IT FURTHER RESOLVED that the following stipulation be placed on property:

- The only permitted use in Commercial District shall be a climate control storage unit.

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this rezone, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this rezone the owner of this rezone shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this rezone.

**No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this rezone shall be withdrawn and considered null and void.**

BE IT FURTHEREST RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Marvin Vallette, 220 South Stanford Street, 220 and 222 West Thomas Street, from Business to Commercial to allow for a climate control storage unit.

And the said resolution failed on this 21st day of January, 2020.

ATTEST:

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ARLENE BLANCHARD, Secretary

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ROBIN BAUDOUIN, Vice-Chairman

The next item on the agenda is a resolution granting a rezone to Edward Hebert, 78 Dogwood Lane, from Residential to Mixed Residential. After discussion, motion was made by Mrs. Carroll seconded by Mr. Brazzell that this item be removed from the agenda.  
Motion carried unanimously.

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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ROBIN BAUDOUIN, Vice-Chairman

1/21/20  
6:40 P.M.