

February 18, 2025

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its temporary meeting place located at 501 Willow Street, Sulphur, LA, held at 5:30 p.m., on the 18th day of February, 2025, after full compliance with the convening of said meeting with the following members present:

TROY DARBY, Land Use Commission District 2
VERONICA ALLISON, Land Use Commission District 3
EDDIE LEBLANC, Land Use Commission District 4
JONATHAN BRAZZELL, 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. Darby followed by the Pledge of Allegiance led by Mr. LeBlanc.

Motion was made by Mrs. Allison seconded by Mr. Brazzell that the minutes from the previous meeting stand as written.

Motion carried unanimously.

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

The only item on the agenda is a resolution granting an Exception to Lee Marsalise, 102 Louisiana Avenue, to allow for living in a business district. At this time Billy Loftin, City Attorney, wanted to put on record that an attorney with his firm is involved with Mr. Marsalise, but Mr. Loftin is not affiliated in any way with Mr. Marsalise. Dominique Valenti, representing Mr. Marsalise, addressed the Commission and stated that they are done repairing the outside of the home so now they need to get a permit to do the inside repairs. Austin Abrahams, Land Use Administrator, stated that the Exception needs to be for the existing structure only. If the house is destroyed in any way, then the property would be required to be

used as a business. Motion was made by Mr. Brazzell seconded by Mr. LeBlanc that the following amendment be made:

- BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Lee Marsalise, 102 Louisiana Avenue, to allow for living in a business district for the existing structure on the following described property:

Motion carried unanimously.

Motion was then made by Mrs. Allison seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

RESOLUTION GRANTING AN EXCEPTION TO LEE MARSALISE, 102
LOUISIANA AVENUE, TO ALLOW FOR LIVING IN A BUSINESS DISTRICT.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Lee Marsalise, 102 Louisiana Avenue, to allow for living in a business district for the existing structure on the following described property:

LOT 40 BLK 3 WEST POINT SUB

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception 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 Exception, 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 Exception the owner of this Exception 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 Exception.

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

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Lee Marsalise, 102 Louisiana Avenue, to allow for living in a business district for the existing structure.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mrs. Allison, Mr. LeBlanc, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Carroll

And the said resolution was declared duly adopted on this 18th day of February, 2025.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

The next item on the agenda is public to address Commission. Mr. Darby stated that he thought the Commission had a mission statement like most boards do. He wants to make sure as a Commission everyone is on the same page. He then read the duties of the Commission. He stated that within the last few months the Commission and Council have made two big decisions on two things. One prime piece of property was rezoned for warehousing and that's not even a tax revenue for the city. He then asked the Commissioners if they have contact with their Councilman regarding items on the agenda. Some Commissioners stated yes, they do communicate with their Councilman, and some said no they do not. Mr. Darby suggested that the Commissioners reach out to their Council person and ask why they aren't on the same page. Not that they should all vote the same but there needs to be some communication. If there's no communication or no common ground, then maybe the Land Use Commission needs to be dismantled and only keep the Board of Zoning Adjustment and let the Council decide on everything. He's very frustrated as a citizen and as a business owner and he's heard from many people within the last few months with serious concerns. Open communication is all he's asking so we can make a better board for the citizens of Sulphur. Mr. Eddie LeBlanc then stated that he doesn't understand why each Councilman doesn't come to the Land Use Commission meetings to see what's said. Mrs. Allison tried

to explain that the Commissioners decisions shouldn't be influenced by a Councilman. Mr. Loftin stated that he could research the Sunshine Law and let the Commissioners know how many can meet and any other particulars that may law. Mr. Darby then stated that he doesn't want to be a rubberstamp, he's only asking for communication with the Council.

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

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

2/18/25
5:45 P.M.