



City of Lake Charles

326 Pujo Street
P.O. Box 900
Lake Charles, LA
70602-0900

Meeting Minutes Planning and Zoning Commission

Monday, November 10, 2025

5:00 PM

Council Chambers

OPEN MEETING

Vice Chairman Gus Schram called the meeting of the Planning and Zoning Commission to order at approximately 5:00pm, and requested a roll call.

Prayer: Gregory Pete

Pledge: David Berryhill

ROLL CALL

Present 5 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III, and Mitchell Gregory Pete

Absent 1 - Reginald Weeks

Excused 1 - Thomas Sanders Jr.

MINUTES OF PREVIOUS MEETING

Vice Chairman Gus Schram asked if everyone received a copy of the minutes from the previous meeting.

SPECIAL ANNOUNCEMENTS

Vice Chairman Gus Schram asked if there are any special announcements?

Mrs. Bynum states that any person aggrieved by the decision of this Commission for a Major Conditional Use permit, Variance, or Special Exception may file a written appeal with the Director of Planning within (15) days of the decision of the commission.

COMMISSION BUSINESS

PREFNL 25-20

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: CYPRESS GROUP HOLDINGS LLC (701 SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 0.33-acre tract of land M/L into two (2) residential lots, within a Residential Zoning District. Location of the request is **701 Contour Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-subdivision of a 0.33-acre tract of land into two (2) residential lots will meet the minimum lot size for subdivision development. Therefore, staff recommends approval. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

Vice Chairman Schram asks the applicant to state name and address for the record.

Applicant not present.

Vice Chairman reads cards submitted by those that did not wish to speak.

*Paulette Solari, 212 Ashland St., Lake Charles, LA -In Opposition
Against rezoning 701 Contour, not subdivided for no reason.*

*Iris Fontenot, 719 Contour Dr., Lake Charles, LA -In Opposition
Opposed to a duplex being built on the corner. Neighborhood is mostly single family homes.
Concerns about property values, and concerns about multiple tenants coming and going will
not be favorable.*

*Cynthia Baskin, 713 Contour Dr., Lake Charles, LA -In Opposition
In opposition to subdividing the corner lot into two smaller lots for the purpose of financial
gain. Rental properties. Neighborhood is a single family home neighborhood. Has spoken to
an attorney about the neighborhood bylaws that govern the kind of structures that can be
built in the neighborhood. Will get a cease and desist order.*

*Lauren Bynum states for clarification this is not a rezoning, it is a subdivision and no
proposal for a duplex or otherwise has been presented at this time. The application is for
one parcel into two.*

*Vice Chairman Schram continues to read the cards submitted by those who did not wish to
speak.*

*Francis Martin, 567 Contour Dr., Lake Charles, LA -In Opposition
Against University code restrictions.*

*Jeanie White, 577 Contour Dr., Lake Charles, LA -In Opposition
Opposed to this development if it is more than one dwelling. It is in our abstract that it is
against the rules to have more than one dwelling on the lot.*

Donny Martin, 567 Contour Dr., Lake Charles, LA -In Opposition

*Michael Ray, 612 Contour Dr., Lake Charles, LA -In Opposition
This is one more, over two family homes we don't need in our neighborhood.*

*Curtis McGrew, 600 Contour Dr., Lake Charles, LA -In Opposition
Does not want this in the neighborhood, this is a single family house neighborhood only.*

*Nartnaree Ray, 612 Contour Dr., Lake Charles, LA -In Opposition
Does not wish to have any duplexes in the neighborhood. Single home division.*

*David Berryhill addresses Ms. Bynum stating that some of the comments on the cards refer
to a code or an HOA in the neighborhood not allowing this.*

*Ms. Bynum states the City and this Commission does not uphold HOA rules, covenants and
restrictions. That is separate and apart from this decision. As far as a duplex it is zoned
residential, the subdivision would create two single family lots, a duplex would have to come
back before this Commission for a Major Conditional Use permit.*

*Vice Chairman Schram reiterates what Ms. Bynum had stated that they are here to discuss
subdividing this lot into two separate lots and they are not considering what is going to be
built on the lots. Ms. Bynum confirms.*

Vice Chairman refers to the cards submitted by those who wish to speak.

Kenneth Baskin, 713 Contour Dr., Lake Charles, LA -In Opposition

Concerns about the size of the lots, rental properties, and negative impact on home values. A group of neighbors that are planning to look into getting a lawyer if they need to and have a cease and desist order until this can be looked at further. Concerns about the integrity of the neighborhood, the style of homes and lot sizes that are in the neighborhood, the subdivision of that lot will not be a positive thing for all people that are already living there. It is a single family neighborhood.

John Dugas, 710 Contour Dr., Lake Charles, LA -In Opposition

Seconds what Mr. Baskin stated. Reiterates concerns over small lot size, and does not want rental drama.

Larry DeRoussel, 1309 Westmoreland, Lake Charles, LA -In Opposition

Present to support the neighborhood. Concerns about three other vacant lots in the area may be subdivided as well. Concerns about negative impacts on lifetime investments. Concerns about a lot east on Contour, because of small lot size the building going up looks like a fishing camp rather than a single family dwelling.

Vice Chairman Schram states the applicant is still not present to ask questions of.

Vice Chairman Schram asks Ms. Bynum if the lot is subdivided a duplex cannot be built on the subdivided lot.

Ms. Bynum states no, a duplex in a residential district would have to come before the Planning Commission.

Vice Chairman Schram asks the if the subdivided lot creates a duplex.

Ms. Bynum states no, it does not create a duplex.

Alvin Joseph asks staff what is the minimum lot size.

Ms. Bynum states six thousand square feet. The lots are six thousand and twenty five square feet and the other is six thousand eight hundred and seventy three square feet.

Mr. Joseph asks what can a person build on those lots without asking for any kind of variance.

Ms. Bynum states a single family residence. It would have to be evaluated as the drawings they have do not show a duplex, unsure if that can be requested.

Vice Chairman Schram asks if the drawings are intended to be a representation of what is going to go there.

Ms. Bynum states it could be a concept to show what could fit, however they have not applied for any permits.

Vice Chairman Schram calls for a vote.

Mr. Joseph asks what the applicant can do now.

Ms. Bynum states it is not appealable to the City Council, they would have to wait a year before reapplying or change the proposal.

Vice Chairman Schram called for a vote. The motion failed by the following vote:

For: 1 - Alvin Joseph

Against: 4 - Adam McBride, David Berryhill, Gus Schram III and Mitchell Gregory Pete

Absent: 1 - Reginald Weeks

Excused: 1 - Thomas Sanders Jr.

PREFNL-VA LAKE CHARLES SUBDIVISION REGULATIONS

R 25-21

APPLICANT: LOLITA THOMPSON (BUTTERFLY CROSSINGS SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a .43-acre tract of land M/L into four (4) residential lots including a Variance for reduction of lot size requirement of all lots(4,590sq.ft. each vs. 6,000sq.ft.), within a Neighborhood Zoning District. Location of the request is the **Northeast section of Opelousas Street @ N. Franklin Street (1301 thru 1325 Opelousas Street).**

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-subdivision of a .43-acre tract of land into four (4) residential lots including a Variance for reduction of lot size requirements of all lots (4,590sq.ft. each vs. 6,000sq.ft.), within a Neighborhood Zoning District. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

Vice Chairman Schram asks applicant to state name and address for the record.

*Lolita Thompson, 606 Ash St., Iowa, LA
Does not wish to speak unless needed.*

Vice Chairman Schram asks if there are any questions.

Vice Chairman Schram calls for a vote.

Vice Chairman Schram called for a vote. The motion carried by the following vote:

For: 4 - Adam McBride, Alvin Joseph, David Berryhill and Gus Schram III

Against: 1 - Mitchell Gregory Pete

Absent: 1 - Reginald Weeks

Excused: 1 - Thomas Sanders Jr.

**MAJ-VAR
25-10**

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: BRYAN & BRANDY BUSHNELL

SUBJECT: Applicant is requesting a Major Planned Development in order to construct four (4) duplex dwelling units (total of 8 units) with a Variance (Sec. 24-4--206) for a 13' rear bufferyard vs. required 15', within a Neighborhood Zoning District. Location of the request is the **Eastside 300 Blk. N. Lyons Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is

requesting to construct four (4) duplex dwelling units (total of 8 units) with a Variance (Sec. 24-4--206) for a 13' rear bufferyard vs. required 15', within a Neighborhood Zoning District. The proposal is bordered to the North, South, and East by what appear to be single family residential properties and to the West by a school. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works and meet all development standards in the Zoning Ordinance or obtain a variance.

Vice Chairman Schram asks the applicant to state name and address for the record.

*Brandy and Bryan Bushnell, 2482 Manchester Rd., Iowa, LA
Outline a community center to help with housing issues, to create affordable housing, with accessibility and supportive housing for elderly individuals with disabilities, and veterans in Lake Charles. Following the hurricanes rises in rent prices, and limited rebuilt housing, many residents continue to struggle with safe and stable living conditions. Bushnell Contracting proposes a community of high quality, affordable housing designed to restore dignity, support independence and strength to the social fabric of Southwest Louisiana. Lake Charles continues to experience a severe housing shortage after hurricanes Laura and Delta. Increasing rates, the limited senior friendly accessible and affordable units, the long waiting lists in low income housing, and the aging residents living in storm damaged and unsafe homes. We have some elderly that are still living in unsafe conditions. The target population will be seniors 62 or above, individuals with disabilities, and veterans facing financial, medical, and housing challenges. The goal is to expand affordable housing, safe options for the people of Lake Charles, and to support elderly, individuals with disabilities and veterans, provide stability, reduce homelessness and unsafe living conditions. Plans to have on site case managing, Ms. Bushnell also states she is a nurse so she will assist some of the residents that stay there with different things like transportation, and helping with benefits.*

Vice Chairman Schram asks for clarification on case manager.

Ms. Bushnell states someone who will check up on the residents to make sure all of their needs are being met.

Vice Chairman Schram asks if the residents will be independent.

Ms. Bushnell confirms and states that each unit is about five hundred square feet, with their own kitchen, bedroom, living space and they will live individually, however, she will check in with the residents either on a weekly or bi-weekly basis. There will be staff to oversee the day to day, with medications or other needs. Small community to help things not get over looked.

Vice Chairman Schram asks if they will provide yard service.

Ms. Bushnell confirms and will also do any maintenance.

Vice Chairman Schram states that based on the parking spaces it is assumed the residents will all have vehicles.

Ms. Bushnell states the parking is for the residents vehicles or for visitors. Also states this project is one of a few they plan to build throughout the community.

Mr. Berryhill states the application is asking for a thirteen foot buffer on the rear, and asks the applicant if they would be opposed to meeting the requirement of fifteen feet in the rear and move it over and get a variance for twenty eight feet in the front instead of

the required thirty feet.

Ms. Bushnell agrees.

Ms. Bynum states that the Planning Department had received two letters of opposition, via email that were forwarded to the Commission members.

Vice Chairman Schram confirms and also states there is a card.

*Beatrice Marsrow, 1506 Opelousas St., Lake Charles, LA -In Opposition
Opposed because this project is next to her backyard. Concerns about the size of the property compared to what is planned. Concerns about traffic and drama and causing problems in the neighborhood.*

Vice Chairman Schram states he heard Ms. Bushnell state they will be putting in a fence.

Ms. Bushnell confirms a six foot fence would be put around the perimeter.

Ms. Bynum confirms that it is required.

Vice Chairman Schram asks staff what is the density allowed as of right.

Ms. Bynum states four, the applicant is requesting a major conditional use for the density.

Mr. Berryhill proposes the application be amended to require the fifteen foot rear setback and reduce the front street set back to twenty eight feet.

Mr. Pete seconds the amendment.

Vice Chairman Schram calls for a vote on the amendment.

Amendment has been approved, 5-0.

Vice Chairman Schram calls for a vote as amended.

Vice Chairman Schram calls for a vote as amended. The motion carried by the following vote:

For: 4 - Alvin Joseph, David Berryhill, Gus Schram III and Mitchell Gregory Pete

Against: 1 - Adam McBride

Absent: 1 - Reginald Weeks

Excused: 1 - Thomas Sanders Jr.

MAJ 25-11

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: HOFFPAUIR PROPERTIES

SUBJECT: Applicant is requesting a Major Planned Development in order to construct a twenty (20) unit apartment complex, within a Mixed Use Zoning District. Location of the request is the **Northeast section of Helen Street @ Engleside Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to construct a twenty (20) unit apartment complex, within a Mixed Use Zoning

District. Staff's review revealed the property would allow for 9 units as of right. The proposal is bordered to the North and West by commercial office and to the South and East by what appears to be residential properties. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works and meet all development standards in the Zoning Ordinance or obtain a variance.

Vice Chairman Schram asks applicant to state name and address for the record.

Drew Hoffpauir, 131 W 11th St., Lake Charles, LA

To build a twenty unit, professional, residential complex. People in the area looking for something close to the hospital. The development will be high-end, well landscaped and well lit. There will be twenty, one bedroom units so they have asked for a reduction in parking. States they are also working with an engineering firm to work out any drainage concerns the City may have. There is a heavy need for this housing in the area. Has built many developments in the area, and would not do anything in the area that would be a detriment to the community.

Vice Chairman Schram asks what the thoughts are about traffic and parking.

Mr. Hoffpauir states he has always viewed traffic as a good thing for the City, understands the neighbors may have traffic issues, but the traffic will feed out to Alvin Street or it will feed over to Engelside and angle out. It would be twenty more cars.

Mr. McBride states Mr. Hoffpauir is asking for the reduction in the parking, however, the application doesn't state that.

Ms. Bynum states it wasn't in the letter but what can be done, if approved, an amendment can be made to include the reduction in parking.

Mr. McBride asks Ms. Bynum what the required parking would be for a twenty unit building.

Ms. Bynum states it would be forty parking spots.

Mr. McBride asks how many does the site plan propose.

Ms. Bynum states twenty nine.

Vice Chairman Schram proposes an amendment to the application for the reduction in parking to call for twenty nine parking spaces for the twenty units.

Mr. Berryhill seconds the amendment.

Vice Chairman Schram calls for a vote on the amendment.

The amendment failed, two in favor, three against.

Ms. Bynum states the Planning Department has also received letters of opposition that have been forwarded to the Planning Commission members.

Vice Chairman Schram confirms and refers to the cards that have also been turned in.

Meredith Neely, 325 A Helen Street, Lake Charles, LA -In Opposition

States concerns about traffic, parking, congestion, access for emergency vehicles,

street parking, scale and density of the project, states it does not fit the neighborhood.

Vice Chairman Schram reminds all of the three minute rule.

*Sally Freeman, 1800 Foster Street, Lake Charles, LA -In Opposition
States concerns about traffic and safety, doesn't feel it fits the neighborhood.*

*Tim White, 507 Helen St., Lake Charles, LA -In Opposition
States concerns about the character of the neighborhood, concentration and crime.*

*Geri Landry, 314 Woodruff, Lake Charles, LA -In Opposition
States concerns about drainage.*

*Susan McCoy, 1809 Alvin St., Lake Charles, LA -In Opposition
Understands the quality of Mr. Hoffpauir's product. Quaint neighborhood, not opposed to a compromise. States concerns about traffic, parking, flooding, and density. Twenty units is too much, houses in the area over 100 years old.*

*Andy Halliburton, 1807 Engelside, Lake Charles, LA -In Opposition
States concerns about traffic and parking as well as compromising residential character.*

*Dusty Taylor, 1817 Alvin St., Lake Charles, LA -In Opposition
States concerns about traffic, street parking, drainage and parking. Doesn't add to a walkable neighborhood.*

*Scott Moffit, 1501 Shell Beach Drive, Lake Charles, LA -In Support
For concerns about street parking, it is legal to park on the street. Mr. Hoffpauir does a great product. Compromise may be in order. This project would be good for the City.*

Vice Chairman Schram reads in the cards of those who do not wish to speak.

Lonnie Turpin, 1803 Alvin St., Lake Charles, LA -In Opposition

*Cobe Fournerat, 1819 Engelside, Lake Charles, LA -In Opposition
Concerns for car and foot traffic in the area.*

*John Woodhatch, 418 Woodruff, Lake Charles, LA -In Opposition
Concerns about traffic.*

*Mike Hollenbeck, 1812 Engelside, Lake Charles, LA -In Opposition
Concerns about traffic, noise, high turnover, could turn into low income housing.*

*Brenda Hollenbeck, 1812 Engleside, Lake Charles, LA -In Opposition
Concerns about traffic, noise, quality of life in the neighborhood, and decrease in property values.*

*Stephanie Cochran, 323 Woodruff St., Lake Charles, LA -In Opposition
Concerns about the number of units, negative impact on the neighborhood, and drainage.*

Mary Gayle, 1815 Engelside, Lake Charles, LA -In Opposition

*David Kaspar, 407 Woodruff St., Lake Charles, LA -In Opposition
Concerned about too many multi-family facilities in the neighborhood.*

*Susan Blevins & Jack Blevins, 421 Woodruff St., Lake Charles, LA -In Opposition
Concerns about proximity to the park, traffic, and drainage.*

*Paul & Emmie Gonsoulin, 412 Woodruff St., Lake Charles, LA -In Opposition
Concerns about traffic.*

*Christopher & Danielle Fleming, 1809 Engelside, Lake Charles, LA -In Opposition
Concerns about traffic, crowding and congestion.*

Morgan Turpin, 1803 Alvin St., Lake Charles, LA -In Opposition

Julie DeRouen, 1603 Alvin St., Lake Charles, LA -In Opposition

Nadine McCall, 1602 Alvin St., Lake Charles, LA -In Opposition

*Laurie Cormier, 412 Woodruff St., Lake Charles, LA -In Opposition
Concerns about changes to 100 year old neighborhood and traffic.*

*Sol Halliburton, 1802 Engelside, Lake Charles, LA -In Opposition
Refers to letter read by Andy Halliburton.*

Mr. Hoffpauir states in light of compromise, there is a possibility that the lot to the east could be acquired, possibility to reduce the number of units, redesign to exit onto Engelside rather than Helen Street. Asks if he should withdraw the application before the Planning Commission votes. Would like to withdraw and come back with a revised plan. Asks if he would have to wait a year.

Ms. Bynum states no.

Mr. Hoffpauir states he would like to withdraw to redesign.

Vice Chairman Schram asks if it would be better to withdraw or deny.

Ms. Bynum states then the applicant would have to reapply and pay again or the applicant could defer.

Mr. Hoffpauir states he would come back with a new application with something that would satisfy the neighborhood.

Vice Chairman Schram suggests the applicant to meet with the neighbors.

Mr. Hoffpauir agrees and asks if he would be able to reuse this same application.

Ms. Bynum states no, if withdrawn it would have to be a new application.

Mr. Hoffpauir states he would like to defer.

Ms. Bynum states the applicant can defer, but the new design may be entirely different and may need a new application but can defer. Also states to make sure there is enough time for the redesign so probably not the next scheduled meeting.

Mr. Hoffpauir states after the holidays.

Gregory Pete moves to defer the application.

Alvin Joseph seconds the motion to defer.

Vice Chairman Schram calls for a vote on the deferral.

Vice Chairman Schram calls for a vote to defer. The motion carried by the following vote:

For: 5 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III and Mitchell Gregory Pete

Against: 0

Absent: 1 - Reginald Weeks

Excused: 1 - Thomas Sanders Jr.

**MAJ-VAR
25-12**

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CHUCK STENBECK

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec. 24-5-303(b)(v)) in order to establish a runway matting manufacturing facility in an existing commercial structure with Variances to 1) allow use on local street vs. required location adjacent to and has access to an arterial or collector street and 2) allow manufacturing use of a fiberglass product within 1000 feet of a residential land use, within a Mixed Use Zoning District. Location of the request is **2925 Industrial Avenue**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to establish a runway matting manufacturing facility in an existing commercial structure with Variances to 1) allow use on local street vs. required location adjacent to and has access to an arterial or collector street and 2) allow manufacturing use of a fiberglass product within 1000 feet of a residential land use. Staff's review revealed the property is bordered to the North by a railroad, to the West and East by commercial properties, and to the South by a Residential neighborhood.

Vice Chairman Gus Schram asks the applicant to state name and address for the record.

Chuck Stenbeck, 1109 Laura Lane Lake Charles, LA

Defense contractor, supporting US military and allies around the world, manufactures composite mats for a rapid airfield damage recovery system, sells worldwide. Currently located at the end of Ryan Street. Needs to expand business, building suitable for their operation. Clean operation, everything done inside the building. Will invest several million on an environmental air collection system that is required for this type of work. Cosmetic improvements to the outside of the building to include fencing and landscaping. Any truck traffic will be minimum. Ships out every two or three months.

Vice Chairman Schram asks about the manufacturing within a thousand feet of a residential area, this location is adjacent to a residential area. Asks for further information on the air flushing system.

Mr. Stenbeck states today if people hear fiberglass it is like saying metal. There is a wide variety in how it is processed, with their case some of it is a pretty dirty business and that is what people associate it with, however their business doesn't work that way. These are very high tech composite panels that can support aircraft traffic. The panels are less than half an inch thick and can support a C-130. They are processed under a close molded process in an environmentally controlled room. Reinforcements go in a tool

and a lid gets put on that tool and resin is injected in. It is not sprayed nor is there any open painting. There is a smell because there is a resin and the drum of resin needs to be opened. It is like opening a can of paint. There are no emissions that have to be collected. There is an area where they grind in a grinding booth and that is where the dust will be collected. The systems are very elaborate. Dust is all contained in the grinding room. Nothing takes place outside of the building. everything is done and collected on the inside of the building.

Vice Chairman Schram asks if the dust and odors are all being contained.

Mr. Stenbeck confirms.

Mr. Pete asks if there is an opportunity where they can have a spill or stuff could go outside because the air handling system is being used it would require the exhaust to go outside, is there an opportunity for something to escape outside as well.

Mr. Stenbeck confirms that they could have a truck delivering something and they could spill it.

Mr. Pete clarifies that he was asking about the grinding material.

Mr. Stenbeck it is a contained loop system. No exhaust to the outside. States they are currently located on Ryan Street it is basically across the street from residential now and they have never had a complaint. They want to be a good neighbor. Also states that he lives here and he loves this city. It is a clean operation. Nothing goes outside, it is all collected in the building.

Mr. McBride states that the one thousand feet requirement from a residential area is a city ordinance, are there LDEQ or federal obligations for air monitoring or air quality.

Mr. Stenbeck confirms. Also states that the studies have been done early on for the business and the things that are required to collect and monitor they do.

Mr. McBride states there have been studies but asks if there are on going air quality standards.

Mr. Stenbeck confirms and states they have a safety division that is out sourced to a separate vendor that monitors the air quality.

Vice Chairman Schram asks if there are reports produced from that.

Mr. Stenbeck confirms that they maintain the records from that. As a defense contractor the rules are pretty strict.

Mr. Pete states normally there is a yearly report on your safety record. Asks what the safety record has been for the last five years.

Mr. Stenbeck states there have been no incidents in the last twelve years. No complaints, no spills. Only one worker's comp claim in better than twelve years. It is light manufacturing. There is a machine shop that goes in the building as well for metal connecting parts and anchoring systems.

Vice Chairman Schram acknowledges the cards submitted.

Carrie Withers, 2729 N General Wainwright, Lake Charles, LA -In Opposition
States they had just gotten through with shutting down the previous facility because they were off setting petroleum coal dust. What the applicant is taking about is almost similar to what they just got through fighting against. Fiberglass gets in the air, even though it was stated that it would be in a closed container. That building is a storage building, it is not a facility where a person goes and starts processing and making things. There are businesses in the area and they are community friendly. They cannot afford to go back and go through the same thing that they just went through. It is bad, a lot of people got sick. The fiberglass will bring the same issues. It will effect breathing, bring on coughing, sinus issues, health issues will come right back to them. Everything was supposed to be enclosed with the previous company but if a person goes out and digs up the dirt petroleum coal dust will be found. States the whole neighborhood is opposed of it. Asks the applicant what neighborhood the existing business location is located in.

Mr. McBride states that is not what is before the Planning Commission at this time.

Mr. Stenbeck states it is only a couple of blocks away.

Mrs. Withers asks the applicant what neighborhood.

Vice Chairman Schram states that information can be obtained for her and suggests if she would like to go visit the current operation he feels that would be a welcome thing.

Mrs. Withers states the other facility was fifty feet from her backdoor. They had three buildings that they operated out of.

Vice Chairman Schram states that they cannot judge this business by some other business.

Mrs. Withers states it is almost pertaining to the same thing they had previously.

Vice Chairman Schram states that coal dust is quite a different thing.

Mrs. Withers agrees but also states that fiberglass gets into the air too, it can't be contained.

Vice Chairman states he feels that Mrs. Withers would really need to go see the operation that they have now then make that opinion.

Mrs. Withers asks why these types of businesses are being put into black neighborhoods.

Vice Chairman states while he is not speaking for the applicant but he feels because that is where there is a suitable building.

Mrs. Withers asks the applicant if he would mind living in the same neighborhood as where he is putting this business at.

Mr. Stenbeck confirms.

Vice Chairman Schram asks the applicant and the opposition to not go back and forth but if the applicant would like to address the question to come up to the microphone.

Mr. Stenbeck states the concern about the hazard of breathing it, he employs a hundred

people, he has built this business with his hands and he has been doing this work his entire life, he has been breathing these things that there are concerns about on top of doing the work and he is here today. States he understands the concern.

Vice Chairman asks the applicant if he was correct in stating that he would be willing to show people the current operation.

Mr. Stenbeck states absolutely. Also states that they are going to build the collection system, they are so elaborate, they are used by companies like Boeing, it is a closed loop system. Understands what people think but that is just not how it is, he has been working around this stuff his entire life.

Mrs. Withers states that they are the only community in the City of Lake Charles that had to fight to get this facility closed. No other community in Lake Charles had to go through what they had to go through.

Keeba Barber, 2845 Harper Rd, previously lived at 2611 General Travis, Lake Charles, LA -In Opposition

Reiterates the neighborhood did have issues with the previous facility. Would have issues with a fiberglass company being near her residence. Would not want to deal with the same issues again. There are a lot of untouched properties in Lake Charles, why would this type of business be in the city limits and next to a residential area and not outside the city limits. There are way to many unknowns, applicant doesn't seem to have all of the answers for the possible hazards.

Vice Chairman Schram states there is a card from someone who does not wish to speak.

Delorcy V. Thompson, 18891 Kayla Dr., Iowa, LA -In Opposition

Mr. Joseph states he is totally against facilities opening like this in a residential neighborhood. He remembers exactly what they were saying about the dust, he remembers clearly as he used to be in that neighborhood a whole lot growing up. In time there will be more people getting sick behind things like this inside of a residential neighborhood. To have something like this again, to approve of something like this again, is not being considerate of the ones that are in the neighborhood. He would not want to live there and would not want it by his home. Because why? States that he agrees that there are too many things right now already inside the city limits when it comes to facilities like this. Now matter how a person tries to contain it, it is going to get out. Has seen it time and time again. To put this in a neighborhood, in that span, it can harm somebody. It shouldn't be in this neighborhood because it is within a thousand feet. It needs to be considered what this can do to the community in the long run. Totally against this business starting up here.

Vice Chairman Schram calls for a vote.

Vice Chairman Schram called for a vote. The motion failed by the following vote:

For: 1 - David Berryhill

Against: 4 - Adam McBride, Alvin Joseph, Gus Schram III and Mitchell Gregory Pete

Absent: 1 - Reginald Weeks

Excused: 1 - Thomas Sanders Jr.

VAR 25-54 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**APPLICANT:** JESSE CARMEN**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to re-construct a metal shop accessory building without a principal structure, within a Business Zoning District. Location of the request is **623 Martin Luther King Hwy.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to reconstruct a metal shop accessory building without a principal structure. Staff's review revealed the structure will ultimately be the only structure on the property but as it will be for personal storage use and not commercial use is considered an accessory structure. Staff can find no evidence of hardship and therefore cannot forward a position of support. If approved, staff recommends the building have a non-metal front façade material, provide parking in a configuration that the vehicles enter and exit the property in a forward manner, and meet the landscaping requirements outlined in Section 24-5-210 for a commercial building. Applicant must receive DOTD approval.

Vice Chairman Schram asks applicant to state name and address for the record.

Jesse Carmen, 815 Cherryhill St., Lake Charles, LA

The commercial building was bought over twenty years ago for personal use and it was damaged by the hurricane. Would like to rebuild, personal use again.

Vice Chairman Schram states in that mean time the City has put into place other rules that require certain things to be done when a property is located on a major arterial street. Primarily when a person builds a metal building, it cannot be just a simple metal building, even though there are others in the neighborhood. It is supposed to have a front facade that is not metal. The Planning Commission should ask you to build the building in such a way that in the long run, if the building is sold, and the use of it changes, that it would not be a big deal to change it over to another use. For instance, the rules require that a person would have to drive out of the property in a forward direction, not back out onto a busy street. Therefore the Planning Commission would ask the applicant to come up with a plan for those things.

Mr. Carmen states he doesn't mind doing that, but asks if the surface has to be cement.

Mr. Magnon states that any parking that is provided would have to be a hard surface, asphalt or concrete.

Vice Chairman Schram states the way he views this is as personal use so the applicant would be entering and exiting the property himself. However, the drive and parking, the design of it, would need to be configured so that it could be converted to hard surface.

Mr. Carmen agrees. Also states the building will be far enough away from the road that all of that will be possible.

Vice Chairman states in addition, typically, when someone does not hard surface a parking lot, the Planning Commission will require a certain apron from the road back a certain distance so that no rock or material gets out onto the road.

Mr. Carmen agrees.

Vice Chairman Schram states that if a design could be provided that shows a driveway and parking area that could later be commercial and also have it so that vehicles can turn around and exit in a forward direction, have a hard surface apron so no rock or

material would be in the road, and have the building situated so that all of the requirements can be designed in.

Mr. Carmen agrees.

Mr. Magnon states all parking and driving surfaces abutting in or directly accessible from the public roadway in Business and Mixed Use Zoning Districts shall be concrete or asphalt, if it is the position of the Planning Commission to allow that to be an aggregate surface that would need to be an amendment to this application.

Mr. Pete asks if it would be prudent to ask for this to be deferred, take the suggestions that have been made, and come back with a plan that could be reviewed and approved.

Mr. Carmen agrees.

Vice Chairman Schram asks the applicant when he would like to come back with the updated plan.

Mr. Pete suggests ninety days as the holidays are coming up.

Mr. Carmen agrees to the three months.

Vice Chairman Schram states it will be deferred to the February meeting.

Mr. Carmen confirms.

Vice Chairman Schram makes a motion to defer to the February meeting.

Mr. Pete seconds the motion.

Vice Chairman Schram calls for a vote to defer.

Vice Chairman Schram called for a vote to defer. The motion carried by the following vote:

For: 5 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III and Mitchell Gregory
Pete

Against: 0

Absent: 1 - Reginald Weeks

Excused: 1 - Thomas Sanders Jr.

VAR 25-55 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: DR. DONALD FALGOUST

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new addition to a medical facility 2.5' from side property line vs. required 5' side setback, within a Mixed Use Zoning District. Location of the request is **1980 Tybee Lane**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to construct a new addition to a medical facility 2.5' from side property line vs. required 5' side setback. The request exceeds the minimum allowed side setback of 3', therefore cannot be granted as requested.

Vice Chairman Schram asks applicant to state name and address for the record.

Applicant is not present.

Vice Chairman Schram states the Planning Commission cannot grant a variance for the side property line to be less than three feet. They can allow three feet.

David Berryhill proposes an amendment to the application from two and a half feet to three feet vs. the five feet required setback from the side property line.

Gregory Pete seconds the amendment.

Vice Chairman Schram calls for a vote on the amendment.

The amendment has passed, 5 - 0.

Vice Chairman Schram calls for a vote as amended.

Vice Chairman Schram called for a vote as amended. The motion carried by the following vote:

For: 5 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III and Mitchell Gregory Pete

Against: 0

Absent: 1 - Reginald Weeks

Excused: 1 - Thomas Sanders Jr.

VAR 25-56 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: LAKE CHARLES LITTLE THEATRE

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an existing accessory building without a principal structure upon demolition of existing principal structure (theatre), within a Business Zoning District. Location of the request is **813 Enterprise Blvd.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to maintain an existing accessory building without a principal structure upon demolition of existing principal structure. The applicant is intending on rebuilding the principal structure with the same use (theater), therefore staff recommends approval.

Vice Chairman Schram asks applicant to state name and address for the record.

Leslie Harness, 2411 Second Avenue, Lake Charles, LA

The accessory building is a metal building referred to as the shop, it did not receive any damage from the hurricane. The theatre needs to be demolished. Once everything has been approved and the theatre is demolished they are planning to rebuild in the same location.

David Berryhill asked about the time frame for the rebuild.

Ms. Harness states they are hoping for eighteen months depending on how construction goes. Starting the process after the first of the year.

Vice Chairman Schram calls for a vote.

Vice Chairman Schram called for a vote. The motion carried by the following

vote:

For: 5 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III and Mitchell Gregory Pete

Against: 0

Absent: 1 - Reginald Weeks

Excused: 1 - Thomas Sanders Jr.

VAR 25-57 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: NAVARRE HONDA

SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to re-construct a new monument style sign in existing location allowing 1) setback of 5' from front property line vs. required minimum 10' and 2) height of 29'10" vs. maximum height of 15' along interstate corridor, within a Business Zoning District. Location of the request is **1320 E. College Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting a variance in order to re-construct a new monument style sign in existing location allowing 1) setback of 5' from front property line vs. required minimum 10' and 2) height of 29'10" vs. maximum height of 15' along interstate corridor. Staff's review revealed the proposed sign location and design is consistent with the previous sign.

Vice Chairman Schram asks applicant to state name and address for the record.

*Jerry Pelican, 2821 Hwy 14 East, Lake Charles, LA
Here to answer any questions.*

Vice Chairman Schram asks how tall is the existing sign.

Mr. Pelican states twenty nine feet.

Vice Chairman Schram states it will be identical to the previous sign.

Mr. Pelican confirms.

Vice Chairman Schram asks if there are any other questions.

Vice Chairman Schram calls for a vote.

Vice Chairman Schram called for a vote. The motion carried by the following vote:

For: 5 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III and Mitchell Gregory Pete

Against: 0

Absent: 1 - Reginald Weeks

Excused: 1 - Thomas Sanders Jr.

VAR 25-58 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: BEAU FLAVIN

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a

new accessory pool pergola 10' from street side property line vs. required minimum 15' setback, within a Residential Zoning District. Location of the request is **4100 Magnolia Ridge**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting a variance in order to construct a new accessory pool pergola 10' from street side property line vs. required minimum 15' setback, within a Residential Zoning District. Staff's review revealed the request is consistent with a previously approved setback encroachment at 4101 Magnolia Ridge. Therefore staff finds the request reasonable.

Vice Chairman asks applicant to state name and address for the record.

*Beau Flavin, 3221 Ryan St., Lake Charles, LA
Here to answer any questions.*

Adam McBride asks if the structure has already been built.

Mr. Flavin states it is in the process, the subdivision restrictions call for ten feet.

Vice Chairman Schram refers to the site plan saying the fence is shown ten feet outside of the building.

Mr. Flavin confirms it is in line with the house which is also ten feet.

Gregory Pete asks if it is an existing structure.

Mr. Flavin states it is in the process, it is not yet finished.

Vice Chairman Schram asks if there are any other questions.

Vice Chairman Schram calls for a vote.

Vice Chairman Schram called for a vote. The motion carried by the following vote:

For: 5 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III and Mitchell Gregory Pete

Against: 0

Absent: 1 - Reginald Weeks

Excused: 1 - Thomas Sanders Jr.

VAR 25-59

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: ANTONIA BRADLEY

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new duplex dwelling unit with a bufferyard along north and south property lines of 3' vs. required 8', within a Mixed Use Zoning District. Location of the request is **423 Reid Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting a variance in order to construct a new duplex dwelling unit with a bufferyard along north and south property lines of 3' vs. required 8'. Staff's review revealed the variance request is for the parking area on Reid Street and not for the entirety of the property.

Vice Chairman Schram asks applicant to state name and address for the record.

Antonia Bradley, 3146 Asbury Circle, Lake Charles, LA

The original plan for drive in parking has changed to being able to drive in and drive out of parking.

Vice Chairman Schram states the building is going to comply with the eight foot setback.

Ms. Bradley confirms.

Vice Chairman Schram asks if the application is for the parking area.

Ms. Bradley confirms, the parking area is 25 x 40.

Vice Chairman asks how far is the edge of the parking from the property line.

Ms. Bradley states ten feet, followed the ordinance.

Vice Chairman Schram states unless the cars are tiny he feels they wont be able to get in and out of the parking spaces.

Ms. Bradley asks if the pull in parking would be allowed. The street is not a busy street.

Mr. Magnon states the City ordinance would allow as of right the drive in parking for a duplex.

Vice Chairman states yes there can be pull in parking.

Ms. Bradley asks if the three foot bufferyard would be allowed with that parking.

Vice Chairman Schram states that will be voted on. Also acknowledges the landscaping shown on the site plan. Suggests to do the landscaping along the sides.

Ms. Bradley states she will add the landscaping on the sides of the parking area.

Vice Chairman Schram calls for a vote.

Vice Chairman Schram called for a vote. The motion carried by the following vote:

For: 5 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III and Mitchell Gregory Pete

Against: 0

Absent: 1 - Reginald Weeks

Excused: 1 - Thomas Sanders Jr.

VAR 25-60 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CHAD PAULK

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new accessory pool pavilion 2' from rear property line vs. required minimum 5' setback, within a Residential Zoning District. Location of the request is **4112 Magnolia Ridge**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is

requesting a variance in order to construct a new accessory pool pavilion 2' from rear property line vs. required minimum 5' setback. Staff can find no evidence of hardship and therefore cannot forward a position of support.

Vice Chairman Schram asks applicant to state name and address for the record.

Chad Paulk, 6556 White Oleander Circle, Lake Charles, LA

The project is a backyard remodel, behind the property is two story buildings and the owner would like to have the privacy back in his backyard. The owner put up an eight foot fence but didn't feel it was enough so they would like to put up twelve foot eves with a pavilion in the back.

Mr. Pete asks as he is looking at the property is the pavilion going to be on the side.

Mr. Paulk states it is going to be facing south, the gable will be facing south. To the left of the pavilion is the back fence and beyond that is where the two story buildings are being built.

Mr. Magnon states for clarification the application is for the rear setback.

Vice Chairman Schram asks if it will all be hard surface.

Mr. Paulk confirms, and states it will all be underground drainage.

Vice Chairman Schram asks if they will be containing the water that will be shed off of the roof.

Mr. Paulk confirms, it will have gutters, it will be a one foot overhang, everything will be underground drainage out to the front of the house not to the neighboring property or behind.

Vice Chairman Schram states there were previous concerns about drainage so it needed to addressed for this as well.

Vice Chairman Schram calls for a vote.

Vice Chairman Schram called for a vote. The motion carried by the following vote:

For: 5 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III and Mitchell Gregory
Pete

Against: 0

Absent: 1 - Reginald Weeks

Excused: 1 - Thomas Sanders Jr.

OTHER BUSINESS

Lauren Bynum left the meeting after MAJ 25-11, Terry Magnon took her place.

ADJOURN

MEETING ADJOURNED.

APPROVAL OF THE MINUTES:

*Reginald Weeks, Chairman
Lake Charles Planning and Zoning Commission*

*Lauren Bynum, Asst. Director
Office of Zoning & Land Use*