



# City of Lake Charles

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

## Meeting Minutes Planning and Zoning Commission

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Monday, July 11, 2022

5:30 PM

Council Chambers

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### OPEN MEETING

*Chairman Alvin Joseph called the meeting of the Planning and Zoning Commission to order at approximately 5:30pm. Mr. Berryhill led the meeting in prayer. Mr. Weeks led the Pledge of Allegiance.*

### ROLL CALL

**Present** 5 - Alvin Joseph, David Berryhill, Gus Schram III, Adam McBride, and Reginald Weeks

**Absent** 0

**Excused** 2 - Thomas Sanders Jr., and Wilfred Clophus

### MINUTES OF PREVIOUS MEETING

*Chairman Alvin Joseph asked if everyone received a copy of the minutes from the previous meeting. Mr. McBride made a motion to accept the minutes. Mr. Schram seconded the motion. All were in favor.*

### SPECIAL ANNOUNCEMENTS

*Chairman Alvin Joseph asked if there are any special announcements?*

*Mr. Burguières 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.*

*Mr. Burguières also informed the Commission that MAJ 22-05 has been deferred per the applicant's request.*

### COMMISSION BUSINESS

#### CIP 22-01

#### LAKE CHARLES ZONING ORDINANCE NO. 10598

**APPLICANT:** CITY OF LAKE CHARLES

**SUBJECT:** Resolution recommending approval of the Capital Improvement Program for 2022-2027 and the succeeding five (5) year Plan for the City of Lake Charles, Louisiana.

**STAFF FINDINGS:** The Capital Improvement Program (CIP) for the City of Lake Charles is a 5-year plan that outlines proposed improvements to streets, drainage, recreation facilities, lakefront and downtown development, waste water and sewer systems, water system, and general public facilities. The fiscal year 2022-2027 Capital Improvement Program is for the upcoming year's budget proposal. The proposal will be presented to the Lake Charles City Council for their approval.

*Mr. Cardone informed the Commission Stacy Dowden (Director of Public Works) and*

*Emily McDaniel (Director of Finance) would answer any questions the commission may have.*

*Ms. Stacy Dowden presented the 2022-2027 Capital Improvement Program to the Commission.*

*Mr. Schram asked about the mention of disaster recovery throughout CIP. Has that money already been expended or are you waiting on funds. Ms. Dowden stated some money has been expended but most the city is waiting to get back from FEMA. Ms. McDaniel stated that in a lot of the disaster recovery projects that have been done, claims have been sent to FEMA for reimbursement. Mr. Schram asked if there is adequate money to pay for the projects. Ms. McDaniel stated yes there is adequate funding but there is also some recycling that goes on.*

*Mr. Weeks asked about follow up inspections of storm water drains. Ms. Dowden stated the city is working on follow up inspections that will have to be done forever. Further discussion took place.*

*Mr. Joseph asked if staff could explain the \$20 million towards the civic center. Mr. Cardone explained it is meant for various repairs to the civic center as well as some possible wants or needs to improve civic center. Further discussion took place.*

*Mr. McBride asked about sidewalks west of Nelson Road and are there plans to provide sidewalks throughout that region of Lake Charles. Ms. Dowden stated the city has a pedestrian master plan that we are slowly trying to get through it. It is a matter of funding and time. I am willing to look at specific areas you would like to have looked at. Further discussion took place.*

*Mr. Schram questioned the projected available funds schedule. Ms. McDaniel explained the funds.*

*Mr. Schram asked how projects get into the schedules and are they ranked in other ways besides A,B,C,D. Ms. Dowden stated streets are ranked regarding traffic count, condition, and sometimes funding availability comes in. Water and waste water projects are based on department needs.*

*Mr. Schram asked if there is a general level of attention given to existing city assets prioritizing that to new projects. Ms. Dowden agreed. Mr. Cardone discussed in further detail.*

**Chairman Joseph called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Gus Schram III, Adam McBride and Reginald Weeks

**Against:** 0

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Wilfred Clophus

**PREFNL  
22-18**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** HANKINS DEVELOPMENT (COUNTRY CLUB COMMERCIAL SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 5.08-acre tract of land into three (3) tracts, within a Mixed

Use Zoning District. Location of the request is the **Southside 1800 Blk. Country Club Road.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed replat of a previously approved subdivision request of a 5.08-acre vacant tract of land into three (3) tracts, within a Mixed-Use Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

*Chairman Joseph asked applicant to state name and address for the record.*

*Applicant stated he would answer any questions.*

*Chairman Joseph stated he had no cards filled out to speak for or against this request.*

**Chairman Joseph called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Gus Schram III, Adam McBride and Reginald Weeks

**Against:** 0

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Wilfred Clophus

**PREFNL-MA J 22-19 L.C. SUBDIVISION REGULATIONS/L.C. ZONING ORDINANCE NO. 10598**

**APPLICANT:** F.D. HOFFPAUIR (LOCKE LANE SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to re-plat a 10-acre tract of land into nineteen (19) residential development tracts of varying lot sizes in conjunction with a Major Conditional Use Permit to allow private drive access, within a Residential Zoning District. Location of the request is the **Eastside 4000 Blk. Locke Lane.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed re-subdivision of a 10-acre tract of land into nineteen (19) residential development tracts of varying lot sizes, within a Residential Zoning District, would meet the minimum lot size for subdivision development. This project was previously reviewed and approved by the Planning Commission and the Department of Engineering for a 9-lot development with a gated private drive access and the approved street infrastructure is currently in place. Therefore, staff feels the request falls reasonable.

*Mr. Burguires informed the Commission the Office of Zoning and Land Use has received opposition as well as a petition against this request.*

*Chairman Joseph asked applicant to state name and address for the record.*

*Mr. Drew Hoffpauir, 131 W. 11th Street, Lake Charles, LA*

*Mr. Hoffpauir stated the proposed subdivision to be high end. He stated the increase in density is due to the price point in which property is being sold. Mr. Hoffpauir stated construction would be \$250-300/per sq.ft.*

*Mr. McBride asked if the applicant intends to keep the gated private drive. Mr. Burguires stated it was previously approved with a private drive. Mr. McBride asked if that was the subject of this request. Mr. Burguires stated it is one of the subjects, the other is replatting increasing the number of lots on the private drive.*

*Mr. Schram asked about the rules of a private drive. Mr. Burguires stated the basic requirement for a private drive limit does not apply because the existing drive is built to*

city specifications.

Mr. Berryhill asked about the large area in rear of subdivision. Mr. Hoffpauir stated that was separate and would be available if a property owner would want a larger home in that area on the water.

Chairman Joseph noted opponents who did not wish to speak.

Chairman Joseph asked opponent to state name and address for the record.  
Ms. Amy Collins, 4000 Locke Lane #21 (HOA President)

Ms. Collins stated she felt the neighbors were not given sufficient notification and would like more time to process this request.

Chairman Joseph asked opponent to state name and address for the record.  
Ms. Rebecca Boniol, 3215 Cyprien Lane, Lake Charles, LA

Ms. Boniol discussed her opposition in regards to the small area with consistent price points; concern with property value; Locke Lane is a narrow and short street; traffic; whether drive remains private; and drainage.

Chairman Joseph asked opponent to state name and address for the record.  
Mr. John Bradford, 4431 W. Prien Lake Road, Lake Charles, LA

Mr. Bradford mentioned his concern with water shed of Henderson Bayou. Mr. Bradford stated he is presenting David Wallace and discussed his opposition in regards to feeling that previous approval is null and void because subdivision has not been completed; feeling of a bait and switch with request; density increase; drainage onto Wallace property; notice not appropriate; subdivision does not fit within neighborhood.

Mr. Hoffpauir wanted to be clear there was no bait and switch with this request.

Mr. Berryhill asked applicant if he feels a decision needs to be made this evening. Mr. Hoffpauir stated yes.

Mr. Schram mentioned he would be interested in context of this area in comparison to Drew's request.

**Chairman Joseph called for a vote. The motion failed by the following vote:**

**For:** 1 - David Berryhill

**Against:** 4 - Alvin Joseph, Gus Schram III, Adam McBride and Reginald Weeks

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Wilfred Clophus

**PREFNL  
22-20**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** WOODRING APARTMENTS PHASE I, LLC (WOODRING SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to re-plat a 3.25 acre tract of land into two (2) development tracts, within a T-4 Zoning District. Location of the request is the **Northeast section Bilbo Street @ Division Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a 3.25-acre tract of land into two (2) development tracts for a proposed multifamily development, within a T-4 Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable. This development is within the Charpentier Historical District and design guidelines will have to be reviewed by the Historic Preservation Commission.

*Mr. Burguières informed the Commission that the Woodring Apartments have already been approved by the Lake Charles Historic Preservation Commission.*

*Chairman Joseph asked applicant to state name and address for the record.*

*Mr. Josh Collins, 812 Gravier Street, New Orleans, LA*

*Mr. Collins stated he would answer any questions.*

*Mr. McBride asked the purpose of the subdivision. Mr. Collins*

*Chairman Joseph asked if anyone would like to make a public comment.*

*Chairman Joseph asked opponent to state name and address for the record.*

*Ms. Debbie Belaire, 615 Moss Street, Lake Charles, LA*

*Ms. Belaire discussed her opposition to the proposed apartments.*

*Chairman Joseph made note of opponents who did not wish to speak.*

*Chairman Joseph asked proponent to state name address for the record.*

*Mr. Adley Cormier, 631 6th Street, Lake Charles, LA*

*Mr. Cormier discussed his favor for this request and feels it meets the basic view of the Lake Charles Historic Preservation Commission.*

*Mr. Schram stated this project has been approved by DDA and Historic Preservation Commission. Ms. Lori Marinovich stated it was approved as of right on June 20, 2022 by Historic Preservation. Mr. Schram clarified the Planning Commission is only voting on the subdivision of property.*

*Ms. Belaire asked if a variance is required. Mr. Burguières stated no.*

*Mr. Schram stated the Smartcode was established about 15 years ago and discussed the intention of the code.*

**Chairman Joseph called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Gus Schram III, Adam McBride and Reginald Weeks

**Against:** 0

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Wilfred Clophus

**PREFNL  
22-21**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** MACH ENT. LLC & CM CHARTER CAPITAL CPR. (EASTWOOD OFFICE PARK)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3

& 2.4), in order to re-plat 2 tracts of land totaling 28.948 acres into two (2) development tracts, within a Business Zoning District. Location of the request is the **Southside 2300 Blk. Power Centre Pkwy.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a 28.948-acre tract of land into two (2) development tracts, within a Business Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

*Mr. Burguières informed the Commission the Office of Zoning and Land Use has not received correspondence for or against this request.*

*Chairman Joseph asked applicant to state name and address for the record.*  
N/A

*Mr. Burguières stated the applicant is from out of town and he would try to answer any questions.*

**Chairman Joseph called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Gus Schram III, Adam McBride and Reginald Weeks

**Against:** 0

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Wilfred Clophus

**REZONE  
22-04**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** CITY OF LAKE CHARLES

**SUBJECT:** Applicant is requesting a zoning map amendment to establish the Nellie Lutcher Overlay District. Location of the request is the **Enterprise Blvd. corridor between I-10 and Broad Street.**

**STAFF FINDINGS:** Staff's proposal is to amend the zoning map to allow for the establishment of an overlay district supporting the Nellie Lutcher Cultural District. The proposed overlay district addresses enhanced regulations on signage, materials, landscaping, fencing, building disposition, etc. Staff recommends approval of the proposed map amendment.

*Mr. Burguières informed the Commission this request will go before the City Council on July 20, 2022. He stated this request was championed by Councilwoman Luvertha August.*

*Ms. Boring stated this district would be mirroring the economic development district.*

**Chairman Joseph called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Gus Schram III, Adam McBride and Reginald Weeks

**Against:** 0

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Wilfred Clophus

**MAJ 22-05**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** ROYAL MARINA, LLC

**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct a recreational use (marina) along Contraband Bayou, within a Neighborhood Zoning District. Location of the request is the **Northside 1200 Blk. Giovanni Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to construct new marina on Giovanni Street at the Contraband Bayou, within a Neighborhood Zoning District. The proposal includes 209 boat slips, 8 residential units, and a 6,000 sf restaurant. Staff is currently reviewing the intensive recreational proposal with the department of Engineering to provide appropriate recommendations.

## MAJ 22-06

### LAKE CHARLES ZONING ORDINANCE NO. 10598

**APPLICANT:** RIZWAN FAROOQ

**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)) in order to construct a wholesale warehouse, within a Business Zoning District. Location of the request is the **4105 Common Street.**

**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to construct a wholesale warehouse within a Business District. The proposed site plan appears to utilize a continuous curb cut, which is not allowed. This would cause serious access management issues causing people to back out in an intersection. Other than bufferyard requirements, the proposed development fails to meet the development standards including landscaping, minimum parking requirements, ingress/egress, etc. Therefore, staff cannot forward a position of support.

*Chairman Joseph asked applicant to state name and address for the record.*

*N/A*

**Chairman Joseph called for a vote. The motion failed by the following vote:**

**For:** 0

**Against:** 5 - Alvin Joseph, David Berryhill, Gus Schram III, Adam McBride and Reginald Weeks

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Wilfred Clophus

## MAJ 22-07

### LAKE CHARLES ZONING ORDINANCE NO. 10598

**APPLICANT:** EUGENE FONTENOT JR.

**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)) in order to construct three (3) duplex dwelling units, within a Neighborhood Zoning District. Location of the request is the **Southeast corner Railroad Avenue @ Grace Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to construct three (3) duplex dwelling units (6 doors), within a Neighborhood Zoning District. Staff's review revealed the proposal is bordered to the North by the railroad, the West by an empty lot, the East by a vacant lot, and to the south South by single family residential. The proposal appears to meet all other development standards, besides the 15' buffer required on the South. The applicant is requesting a variance for the bufferyard reduction.

*Chairman Joseph asked applicant to state name and address for the record.*

*Mr. Eugene Fontenot, 5830 South 40 Court, Iowa, LA*

*Mr. Fontenot stated he felt this request would bring value and appeal to the neighborhood.*

*Mr. Schram asked if the variance is along the south property line. Ms. Boring stated yes due to the residential use. Mr. Schram asked if a fence is required. Ms. Boring stated yes.*

**Chairman Joseph called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Gus Schram III, Adam McBride and Reginald Weeks

**Against:** 0

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Wilfred Clophus

**VAR 22-24 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** BARNEY & BELINDA HARPER

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct a new storage building on a vacant property without a principal structure, within a Light Manufacturing Zoning District. Location of the request is the **Southside 300 Blk. Jackson Street.**

**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to construct a residential accessory use for residential storage without a primary building on the property. Although this is not a true warehouse facility, staff feels this could be converted into a true warehouse use at a later date and will not alter the essential character of neighborhood. Therefore, staff feels this request is reasonable.

*Chairman Joseph asked applicant to state name and address for the record.*

*Ms. Belinda Harper, 15D River Road, Lake Charles, LA*

*Ms. Harper stated the house on the property was destroyed by the hurricane. She stated they want to build a place to store their vehicles and family in case a storm prevents them from getting to their existing residence.*

*She stated the structure would have a kitchenette and bathroom.*

*Mr. Burguières informed the commission that if a kitchen and bath are constructed within the building, it then becomes a house and requires a separate variance to construct a home within the current zoning district.*

*Ms. Harper stated then they would not include a bathroom in the building.*

*Mr. Weeks asked applicant if she was clear about the restrictions. Ms. Harper stated yes.*

**Chairman Joseph called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Gus Schram III, Adam McBride and Reginald Weeks

**Against:** 0

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Wilfred Clophus



**VAR 22-25 LAKE CHARLES ZONING ORDINANCE NO. 10598****APPLICANT:** KEITH GREENLEE**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct a botanical nursery including multiple structures with various deviations of the SmartCode requirements, within a T-5 Urban Center Transect District. Location of the request is **415 Ryan Street**.**STAFF FINDINGS:** The Downtown Development Authority has submitted a code review for the project. (Attached) The Downtown Development Authority will forward a recommendation prior to the hearing date.

*Mr. Burguières informed the commission the Office of Zoning and Land Use has received letters of support for this request.*

*Chairman Joseph asked applicant to state name and address for the record.*

*Mr. Keith Greenlee, 1316 8th Street, Lake Charles, LA*

*Mr. Greenlee discussed his request to establish an urban garden center and nursery. He also stated the main variance is building a 16x30 modular building and setback of porch on North, South, and West sides of building. He stated the garden center will include a pavillion in the center.*

*Mr. Schram asked if other structures on the property were similar to the mentioned building. Mr. Greenlee stated they have the same siding and shingle roof.*

*Chairman Joseph noted several proponents who did not wish to speak.*

*Chairman Joseph asked proponent to state name and address for the record.*

*Mr. Cameron Fultz, 1111 Ryan Street, Lake Charles, LA*

*Mr. Fultz stated he is with the Arts & Humanities Council and is in support of this request.*

*Chairman Joseph asked proponent to state name and address for the record.*

*Ms. Patty Palmer, 2711 Edgewood Lane, Lake Charles, LA*

*Ms. Palmer stated she represents the SWLA Master Naturalists and is in support of this botanical nursery.*

*Chairman Joseph asked proponent to state name and address for the record.*

*Ms. Robin Piraro, 940 Tara Avenue, Lake Charles, LA*

*Ms. Piraro discussed her support of this request.*

*Chairman Joseph asked proponent to state name and address for the record.*

*Mr. Adley Cormier, 631 6th Street, Lake Charles, LA*

*Mr. Cormier discussed his support of this request.*

*Mr. Weeks asked the definition of native plants. Mr. Greenlee stated they are plants that do well in this local environment.*

*Mr. McBride stated there are conditions attached to a resolution approved by DDA; he asked applicant if those conditions are acceptable. Mr. Greenlee agreed.*

*Mr. Schram asked Ms. Lori Marinovich if she could clarify the conditions set forth by the DDA. Ms. Marinovich stated the DDA requested a code compliant main building. She stated the deviation Mr. Greenlee is looking for is multiple components.*

**Chairman Joseph called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Gus Schram III, Adam McBride and Reginald Weeks

**Against:** 0

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Wilfred Clophus

**VAR 22-26 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** ANITA BARKER

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct a new building with a canopy at an 8' side setback vs. 15ft., within a Mixed Use Zoning District. Location of the request is the **Southeast corner E. School Street @ Common Street.**

**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to construct a new civic use building with a canopy at an 8' setback vs. 10' side setback. Staff's review revealed unique physical conditions of the shape of the lot and street frontage that do not allow for strict conformity with the provisions of the current zoning ordinance, which staff considers a hardship. Therefore, staff feels the request falls reasonable.

*Chairman Joseph asked applicant to state name and address for the record.*

*Mr. Ron Richard, Lake Charles, LA*

*Mr. Richard stated he would answer any questions.*

*Mr. McBride asked to verify the required setback is 10ft. vs. stated 15ft. Ms. Boring stated that is correct.*

**Chairman Joseph called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Gus Schram III, Adam McBride and Reginald Weeks

**Against:** 0

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Wilfred Clophus

**VAR 22-27 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** BILLY & PHYLLIS LOFTIN

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct a new outdoor kitchen and living area with a rear setback of 7ft. vs. 10ft., within a Residential Zoning District. Location of the request is **3866 N. Jasmine Drive.**

**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to construct a new outdoor kitchen and living area with a rear setback of 7ft. vs. 10 ft. in an existing residential area. The lot backs up to an undeveloped utility right-of-way that prohibits future development. Therefore, staff feels the request falls reasonable.

*Chairman Joseph asked applicant to state name and address for the record.  
Mrs. Phyllis Loftin, 3866 N. Jasmine Drive, Lake Charles, LA*

*Ms. Loftin stated they are requesting to build an outdoor kitchen addition to their residence.  
She also stated the request has been approved by Graywood.*

**Chairman Joseph called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Gus Schram III, Adam McBride and Reginald Weeks

**Against:** 0

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Wilfred Clophus

**VAR 22-28 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** JOSHUA JAMES FLOYD

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct a rear parking area with a bufferyard reduction abutting residential use to the north, within a Mixed Use Zoning District. Location of the request is **3430 Common Street**.

**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to establish a rear parking area maintaining an existing nonconforming 5 ft. setback vs a required 8 ft. bufferyard. The applicant is expanding the rear parking area to the south. Staff recommends a parking design that allows for vehicular traffic to enter and leave in a forward manner which may require the applicant to increase the rear parking area footprint.

*Chairman Joseph asked applicant to state name and address for the record.  
Mr. Joshua Floyd, 5734 Larch Street, Lake Charles, LA*

*Mr. McBride asked applicant if he plans to meet the stated staff findings conditions. Mr. Floyd agreed.*

**Chairman Joseph called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Gus Schram III, Adam McBride and Reginald Weeks

**Against:** 0

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Wilfred Clophus

**VAR 22-29 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** BASONE DEVELOPMENT SOLUTIONS, LLC

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to establish a bar use within 300ft. of a Residential Zoning District, within a Business Zoning District. Location of the request is **1300 N. Martin Luther King Hwy**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicants are requesting to establish a bar/lounge within 300' of a Residential Zoning District. This property maintains a Business Zoning classification which allows the use of retail sales and service establishments. The Lake Charles City Council passed Ordinance No. 12825

on August 20, 2003 requiring a distance of greater than 300' for bars located next to residentially zoned areas. Therefore a variance will need to be granted prior to a certificate of occupancy being issued.

*Chairman Joseph asked applicant to state name and address for the record.*

*Mr. Burt Parham, Lake Charles, LA*

*Mr. Parham stated the owner proposes to have 20-25 patrons 35 and older; sports tv entertainment bar; no dancing; no loud music; and hours would be 3pm to 12am. Mr. Parham stated he felt this would be a safe project.*

*Mr. Berryhill asked staff if the commission's decision stays with the property. Mr. Burguires stated yes. Mr. Burguires stated if granted, a variance can be revoked as well as any approval from Alcohol Review Board.*

*Mr. Weeks stated he did not feel owner could prevent 21 year olds from entering establishment. Mr. Parham stated he felt the owner had right to prevent certain customers from entering.*

*Mr. Joseph stated location was previously barber shop during week and bar with poles on the weekend. He stated his mother lives nearby and he has personally seen issues with loud music from the establishment. He stated he is opposed to a bar being located at this site.*

*Mr. Parham asked the Commission that these new applicants be given a chance.*

**Chairman Joseph called for a vote. The motion failed by the following vote:**

**For:** 0

**Against:** 5 - Alvin Joseph, David Berryhill, Gus Schram III, Adam McBride and Reginald Weeks

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Wilfred Clophus

## OTHER BUSINESS

*Mr. Schram asked that when Planning Commission decisions are appealed, the commission be notified.*

*Mr. McBride asked when conditions are attached to approvals, does staff follow up. Mr. Burguires stated there is limited staff, however Planning does their best to follow up.*

## ADJOURN

*MEETING ADJOURNED.*

*APPROVAL OF THE MINUTES:*

\_\_\_\_\_  
*Alvin Joseph, Chairman  
Lake Charles Planning and Zoning Commission*

*Doug Burguières, Director  
Office of Zoning & Land Use*