



# 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, May 8, 2023

5:30 PM

Council Chambers

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### OPEN MEETING

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

### ROLL CALL

**Present** 4 - Adam McBride, David Berryhill, Gus Schram III, and Reginald Weeks

**Absent** 1 - Alvin Joseph

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

### MINUTES OF PREVIOUS MEETING

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

### SPECIAL ANNOUNCEMENTS

*Chairman David Berryhill asked if there are any special announcements?*

*Ms. Boring 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-  
VAR 23-07**

#### **LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** KAREN PRIOLA (AINSLEY'S PLACE SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide one (1) tract of land into two (2) residential lots with lot size variances (5,634s.f. vs. 6,000s.f.), within a Residential Zoning District. Location of the request is the **Northside 300 Blk. Holland Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a tract of land into two (2) residential lots with lot size variances (5,634s.f. vs. 6,000s.f.), within a Residential Zoning District, would meet the minimum lot size for subdivision development. Staff could find no evidence of hardship therefore cannot forward a position of support.

*Ms. Boring informed the Commission the Office of Zoning and Land Use has received inquiries regarding this request.*

*Chairman Berryhill asked applicant to state name and address for the record.  
Mr. Tom Gayle, 713 Kirby Street, Lake Charles, LA*

*Mr. Gayle stated the reason for the request is to construct two homes.*

*Chairman Berryhill asked opponent to state name and address for the record.  
Ms. Gayle Tucker (owns 306 Holland Street), Lake Charles, LA*

*Ms. Tucker voiced her opposition in regards to Holland Street being a short street; afraid it would be a detriment to the neighborhood; and concerned if the homes would be rental.*

*Chairman Berryhill asked opponent to state name and address for the record.  
Ms. Margaret Quienalty, (owns 321 Holland Street), Lake Charles, LA*

*Ms. Quienalty voiced her opposition doesn't want two little box homes and opposed to two homes.*

*Mr. Gayle stated they proposal is for two detached single family homes. He stated the owner does not want to decrease the value of the neighborhood. They will not be rental; no government financing; no Section 8.*

*Mr. Corey Rubin (Asst. City Atty) stated financing is not under commission purview.*

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

**For:** 3 - Adam McBride, David Berryhill and Gus Schram III

**Against:** 1 - Reginald Weeks

**Absent:** 1 - Alvin Joseph

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

**PREFNL  
23-08**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** ADAM & HANNAH GROGAN/AJAY PATEL (GROGAN SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to reconfigure three (3) residential lots into two (2) tracts of land, within a Residential-X Zoning District. Location of the request is the **Westside 5900 Blk. Sawgrass Way.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision to reconfigure three (3) residential lots into two (2) residential tracts of land, within a Residential-X Zoning District, would meet the minimum lot size for subdivision development. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

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

*Chairman Berryhill asked if anyone had questions. N/A*

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

**For:** 4 - Adam McBride, David Berryhill, Gus Schram III and Reginald Weeks

**Against:** 0

**Absent:** 1 - Alvin Joseph

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

**REZONE  
23-02**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** ZHUYUN HU

**SUBJECT:** Applicant is requesting to amend the official zoning map (Sec 5-207) from a Residential District to a Mixed Use Zoning District. Location of the request is **904 Country Club Road**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed rezoning of a tract of land from a Residential Zoning District to a Mixed Use Zoning district with an existing residential use on the property. While no specific use has been identified, the submitted drawings show a commercial parking area associated with the existing structure. If this rezoning is approved, any commercial development would require a conditional use approval with variances for any portion of the site development that does not meet the development standards.

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

*Mr. Tom Gayle, 713 Kirby Street, Lake Charles, LA*

*Mr. Gayle stated the request is in order have commercial uses possible vs. only allowing single-family use.*

*Mr. Schram mentioned the location of property being sensitive being across street from school.*

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

**For:** 2 - Gus Schram III and Reginald Weeks

**Against:** 2 - Adam McBride and David Berryhill

**Absent:** 1 - Alvin Joseph

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

**SPC 23-02**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** TOMMASI CONSTRUCTION

**SUBJECT:** Applicant is requesting a Special Exception (Sec. 4-206) in order to expand an existing warehouse/storage facility, within a Residential Zoning District. Location of the request is **3935 Ryan Street**.

**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to expand a warehouse/storage facility, within a Residential Zoning District. The expansion of the warehouse use is in the center of the property surrounded by the commercial facility. The property to the North is vacant, to the South is commercial parking, and to the East is residential.

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

*Mr. Tom Gayle, 713 Kirby Street, Lake Charles, LA*

*Mr. Gayle stated the current use of property is a processing and packaging business and the proposal is to add additional warehouse space.*

*Ms. Boring stated the plan is to replace existing storage container and will have to increase parking to meet requirements.*

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

**For:** 4 - Adam McBride, David Berryhill, Gus Schram III and Reginald Weeks

**Against:** 0

**Absent:** 1 - Alvin Joseph

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

**VAR 23-19 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** MICHAEL WOODWARD

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct an addition with a street side setback of 6ft. vs. the required 10ft., within a Mixed Use Zoning District. Location of the request is **1501 W. McNeese Street.**

**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to expand their building footprint requiring a side setback of 6ft vs 10ft. The proposal will meet all other development standards.

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

*Mr. Michael Woodward, 1501 W. McNeese Street, Lake Charles, LA*

*Mr. Woodward stated the property is a Pet Emergency Clinic and the addition will consist of a bathroom and office space and will increase parking. He stated a tree will be removed on the side and culverts will be installed in ditch.*

*Ms. Boring stated trees will be required elsewhere on property in order to meet landscape requirements.*

*Mr. McBride asked about the culvert. Mr. Woodward stated culverts will be installed along the entire length of property.*

*Opposition: N/A*

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

**For:** 4 - Adam McBride, David Berryhill, Gus Schram III and Reginald Weeks

**Against:** 0

**Absent:** 1 - Alvin Joseph

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

**VAR 23-20 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** BRIAN EAGLIN

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to reduce the bufferyard along North property line (9ft. vs. required 15ft.) and South property line (3ft. vs. required 15ft.), within a Neighborhood Zoning District. Location of the request is **2114 Ernest Street.**

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

requesting to reduce the required bufferyard of 15' to 9' along the North property line and 15' to 3', within a Neighborhood Zoning District. Staff's review revealed the site is bordered to the North, South, and East by single family residential and the West by a vacant lot. Staff could find no evidence of hardship therefore cannot forward a position of support.

*Ms. Boring informed the Commission the Office of Zoning and Land Use has received phone calls in opposition to this request.*

*Chairman Berryhill asked applicant to state name and address for the record.  
Mr. Brian Eaglin, 12514 Woodbourne Forest Drive, Humble, TX*

*Mr. Eaglin the plan is to install parking in the center of buildings vs. up front in order to make the development look better.*

*Mr. Schram asked why 4 units. Mr. Eaglin stated the property is approximately a 1/2 acre and was told he could build up to five units with approval so he was asking for four. He stated the units in back will not be seen unless you pull into property.*

*Mr. Schram asked if these units will be rental? Mr. Eaglin stated yes.*

*Chairman Berryhill read a notice from Mr. Theriot in opposition stating he wanted to know what was planned to be built and stated he would prefer a single family home.*

*Ms. Boring stated a fence would be required to be constructed along property lines.*

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

**For:** 2 - David Berryhill and Gus Schram III

**Against:** 2 - Adam McBride and Reginald Weeks

**Absent:** 1 - Alvin Joseph

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

**VAR 23-21 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** JOSEPH MONCEAUX

**SUBJECT:** Applicant is requesting Variances (Sec. 4-205) in order to maintain an addition to existing accessory carport and storage shop thereby exceeding the allowable 40% of principal structure and exceeding 40% of lot coverage, within a Residential Zoning District. Location of the request is **816 5th Street**.

**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to maintain an addition to an existing accessory carport and storage shop thereby exceeding the allowable 40% of principal structure and exceeding 40% lot coverage requirement, within a Residential Zoning District. Staff's review revealed the site is bordered on all sides by single family residential. Staff could find no evidence of hardship therefore cannot forward a position of support.

*Ms. Boring informed the Commission the Office of Zoning and Land Use has received inquiries and letters of approval regarding this request.*

*Chairman Berryhill asked applicant to state name and address for the record.  
Mr. Herman Monceaux, 816 5th Street, Lake Charles, LA*

*Mr. Monceaux stated after the hurricane they did repairs to the garage and added on with the purpose of more storage. He stated the addition to the garage comes into his yard and does not encroach on the neighbors. Mr. Monceaux stated he constructed the addition securely.*

*Chairman Berryhill read two letters of approval received from neighbors.*

*Chairman Berryhill mentioned there is an appeal period once a decision has been made.*

*Opposition: N/A*

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

**For:** 4 - Adam McBride, David Berryhill, Gus Schram III and Reginald Weeks

**Against:** 0

**Absent:** 1 - Alvin Joseph

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

**VAR 23-22 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** RYAN TERRELL

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to maintain an existing off-street parking configuration, within a Mixed Use Zoning District. Location of the request is **317 Alamo Street**.

**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to maintain an existing off-street parking configuration, within a Mixed Use District. Staff's review revealed the applicant is constructing a new office after the existing business was destroyed by the hurricane requiring the property meet all current development standards. The existing parking configuration utilizes a continuous curbcut with off-street parking causing vehicles to back into the roadway to exit the property. Sec. 5-208 (5)(e) of the Zoning Ordinance states that vehicles must enter in leave in a forward motion.

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

*Mr. Ryan Terrell, 976 Birdnest Road, Lake Charles, LA*

*Chairman Berryhill asked if previous business had same parking? Mr. Terrell stated yes.*

*Mr. Berryhill asked how far from curb? Mr. Terrell stated 27ft. M/L.*

*Mr. Schram asked if they tried any other configurations. Mr. Terrell stated the idea was to maintain the existing parking and they have limited space to go back and limited space to come forward. Mr. Brent Vest stated they want to be able to store construction equipment in the rear.*

*Mr. Schram asked the front setback requirement. Ms. Boring stated 20ft. Ms. Boring mentioned putting parking in the rear in order to meet landscape requirements. Mr. Terrell stated moving up 10ft. would only give 1 parking space.*

*Mr. Schram asked how many parking spaces are required. Ms. Boring stated 11.*

*Mr. Weeks asked who would use the parking in front. Mr. Terrell stated clients. Mr. Weeks stated he felt there wasn't enough room to safely back out. He asked how many clients they have usually? Mr. Terrell stated 2-3 a month.*

*Ms. Boring stated a permit was applied for and that is when the parking was caught. She stated the applicant could possibly request a variance to reduce parking.*

*Mr. Terrell stated the parking is the same as was used by the previous business and we have less clientele.*

*Mr. McBride stated he didn't feel it was feasible to allow backing onto the street.*

*Ms. Boring stated the driveway has to be concrete.*

*Mr. McBride suggested going back and figuring out what exactly is necessary.*

*Mr. Schram made a motion to amend the request to reduce required parking spaces from 11 to 9 and removal of concrete in order to meet landscape and parking configuration requirements. Mr. McBride seconded the motion. All were in favor.*

**Chairman Berryhill called for a vote, as amended. The motion carried by the following vote:**

**For:** 4 - Adam McBride, David Berryhill, Gus Schram III and Reginald Weeks

**Against:** 0

**Absent:** 1 - Alvin Joseph

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

## **OTHER BUSINESS**

## **ADJOURN**

*MEETING ADJOURNED.*

*APPROVAL OF THE MINUTES:*

\_\_\_\_\_  
*David Berryhill, Chairman  
Lake Charles Planning and Zoning Commission*

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