



City of Lake Charles

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

Meeting Minutes Planning and Zoning Commission

Monday, June 12, 2023

5:30 PM

Council Chambers

OPEN MEETING

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

ROLL CALL

Present 4 - Alvin Joseph, David Berryhill, Gus Schram III, and Reginald Weeks

Absent 1 - Adam McBride

Excused 1 - Thomas Sanders Jr.

MINUTES OF PREVIOUS MEETING

Chairman David Berryhill asked if everyone received a copy of the minutes from the previous meeting. Mr. Weeks made a motion to approve the minutes. Mr. Schram 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
23-09**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: CST MULTI-FAMILY REAL ESTATE SERVICES LLC (GERSTNER MEMORIAL SUB)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a 13.84 tract of land into two (2) commercial tracts, within a Business Zoning District. Location of the request is the **Westside 3600 Blk. Gerstner Memorial Drive**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 13.84 acre tract of land into two (2) commercial tracts, within a Business Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

*Chairman Berryhill asked applicant to state name and address for the record.
Mr. Murray McCulloough , 12232 Industriplex Blvd., Baton Rouge, LA*

Mr. McCullough stated the request is to subdivide the tract into 2 tracts.

Opposition: NA

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

For: 4 - Alvin Joseph, David Berryhill, Gus Schram III and Reginald Weeks

Against: 0

Absent: 1 - Adam McBride

Excused: 1 - Thomas Sanders Jr.

**PREFNL
23-10**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: ARBOURS AT LAKE CHARLES LLC (COUNTRY CLUB ROAD SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a 14.44 tract of land into four (4) commercial tracts, within a Business and Mixed Use Zoning District. Location of the request is the **Southside 1100 Blk. Country Club Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 14.44 acre tract of land into four (4) commercial tracts, within a Business and Mixed Use Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

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

Dean Bryson, 6859 Jefferson Hwy, Baton Rouge, LA

Mr. Bryson stated he would answer any questions.

Opposition: NA

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

For: 4 - Alvin Joseph, David Berryhill, Gus Schram III and Reginald Weeks

Against: 0

Absent: 1 - Adam McBride

Excused: 1 - Thomas Sanders Jr.

**PREFNL
23-11**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: BRIAN MICHEL (OSPREY'S LANDING RE-SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a certain tract of land into two (2) reconfigured tracts of land, within a Residential Zoning District. Location of the request is the **Westside 800 Blk. River Road.**

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

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

NA

Opposition: NA

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

For: 4 - Alvin Joseph, David Berryhill, Gus Schram III and Reginald Weeks

Against: 0

Absent: 1 - Adam McBride

Excused: 1 - Thomas Sanders Jr.

MAJ 23-06

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: BASONE DEVELOPMENT SOLUTIONS

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to establish a restaurant on a local street, within a Mixed Use Zoning District. Location of the request is **2736 Conoco Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to establish a restaurant in an existing building on a local street, within a Mixed Use Zoning District. The proposal is located in the middle of the Twelve Oaks RV Park. If approved, the development must meet the landscaping requirements as outlined in Sec 5-210 of the Zoning Ordinance.

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

Robin Basone, 582 Kirby Street, Lake Charles, LA

Robin Basone stated the applicant wanted to establish a private clubhouse selling food to RV park members only.

Mr. Weeks asked the hours of operation. Ms. Basone stated Wednesday & Thursday 4PM - 10 PM and Friday and Saturday noon - 10PM.

Mr. Weeks asked what else was in the building. Ms. Basone stated laundrymat, restrooms, and showers.

Opposition: NA

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

For: 4 - Alvin Joseph, David Berryhill, Gus Schram III and Reginald Weeks

Against: 0

Absent: 1 - Adam McBride

Excused: 1 - Thomas Sanders Jr.

**MAJ-VAR
23-09**

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: FRED HARRIS

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct 8 additional duplexes requesting with a Variance (Sec. 4--206) for a bufferyard reduction of 4' vs the required 15', within a Neighborhood Zoning District. Location of the request is **606 N. Grace Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct 8 additional duplexes with a variance request for a bufferyard reduction of 4' vs 15', within a Neighborhood Zoning District. The property is bordered to the North by residential uses and to the South and East by vacant land. If approved, this entire development must meet the landscaping requirements as outlined in Sec 5-210 of the Zoning Ordinance.

*Chairman Berryhill asked applicant to state name and address for the record.
Fred Harris, 3105 Center Street, Lake Charles, LA*

Mr. Berryhill stated there is a 20 ft. private drive which would place driveway at existing residence doors.

Mr. Harris stated that existing structures are on piers and could be moved if necessary.

Mr. Berryhill stated that he is not sure that a 20 ft. drive is adequate for 2 vehicles. Mr. Berryhill suggested a 24 ft. wide.

Mr. Berryhill stated the commission could vote as is or defer the request in order to provide a more detail drawing.

Mr. Schram stated with the road being 24 ft. any cars parking would be limited to only 1 side of the road.

Mr. Weeks stated that if tenants were agreeable with a one vehicle drive, he would be ok with it.

*Chairman Berryhill asked opponent to state name and address for the record.
Velvet Colton. 604 N. Grace Street, Lake Charles, La*

Ms. Colton discussed her opposition regarding duplexes in a very high traffic area. She was also concerned about previous police presence and drugs in the past.

*Chairman Berryhill asked opponent to state name and address for the record.
Mr. Kenneth Cook , (owns 530 N. Grace St.) - lives in Ragley, LA*

Mr. Cook discussed his opposition in regards to an existing right of way giving him access to property he owns: density: and the possibility of wetlands and traffic.

Ms. Boring suggested applicant submit revised drawings with more details and get property lines marked.

Mr. Berryhill made a motion to defer the request for 60 days. Mr. Weeks seconded the motion.

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

For: 4 - Alvin Joseph, David Berryhill, Gus Schram III and Reginald Weeks

Against: 0

Absent: 1 - Adam McBride

Excused: 1 - Thomas Sanders Jr.

**MAJ-VAR
23-10****LAKE CHARLES ZONING ORDINANCE NO. 10598****APPLICANT:** BASONE DEVELOPMENT SOLUTIONS**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct a mixed use building (commercial and residential) with a Variance (Sec. 4--206) for a bufferyard reduction 8' vs 15', within a Neighborhood Zoning District. Location of the request is **113 W. Sallier Street**.**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to construct a mixed use building with a bufferyard reduction, within a Neighborhood Zoning District. The property is bordered to the North and East by commercial uses and to the West and South by residential uses. If approved, the development must meet the landscaping requirements as outlined in Sec 5-210 of the Zoning Ordinance.

*Chairman Berryhill asked applicant to state name and address for the record.
Robin Basone, 528 Kirby Street, Lake Charles, LA*

Ms. Basone represented the owner of the property. There are 4 office suites with a conference room on the first floor and one residential space on the second floor. Landscaping would be provided.

Mr. Berryhill asked if there were any questions.

Opposition: NA

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

For: 4 - Alvin Joseph, David Berryhill, Gus Schram III and Reginald Weeks

Against: 0

Absent: 1 - Adam McBride

Excused: 1 - Thomas Sanders Jr.

SPC 23-03**LAKE CHARLES ZONING ORDINANCE NO. 10598****APPLICANT:** CST LAND DEVELOPERS, LLC**SUBJECT:** Applicant is requesting a Special Exception (Sec. 4-206) in order to reduce the required parking by 50%, within a Business Zoning District. Location of the request is **3650 Gerstner Memorial Drive**.**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to reduce the amount of required parking on a multifamily development from a required 290 spaces to a proposal of 145 parking spaces.

*Chairman Berryhill asked applicant to state name and address for the record.
Murray McCullough, 12232 Industriplex Blvd., Ste 9, Baton Rouge, LA*

Mr. McCullough provided pictures of a similar development showing reduction of spaces is not a problem.

*Chairman Berryhill asked applicant to state name and address for the record:
Tom Delahue, 1113 Range Ave, Denham Springs, LA - developer*

Mr. Schram only concern is whether it will stay as a senior living.

Mr. Delahaye stated that it will always be used as a senior living for 55 and older with 1 and 2 bedrooms.

Mr. McCullough stated that there will be enough property remaining if additional parking is required in the future.

Opposition: NA

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

For: 4 - Alvin Joseph, David Berryhill, Gus Schram III and Reginald Weeks

Against: 0

Absent: 1 - Adam McBride

Excused: 1 - Thomas Sanders Jr.

VAR 23-06 LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: DAMIKA HARMON

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to establish a new wellness center with a bufferyard reduction and an increased front setback, within a Mixed Use Zoning District. Location of the request is the **631 Enterprise Blvd.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to reduce the required bufferyard of 8' to 4' for an office use and to increase the front setback from a required 20' maximum to 50' to accommodate front parking, within a Business Zoning District. The proposal will meet all other development standards; therefore, staff feels the request falls reasonable.

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

NA

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

For: 2 - Alvin Joseph and Reginald Weeks

Against: 2 - David Berryhill and Gus Schram III

Absent: 1 - Adam McBride

Excused: 1 - Thomas Sanders Jr.

VAR 23-23 LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: NORTHGATE PLAZA/MITCH BUSH

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to maintain a façade sign installed above the roof line of the building, within a Business Zoning District. Location of the request is **1115-B N. Martin Luther King Hwy.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to maintain a façade sign installed above the roof line of the building, within a Business Zoning District. The property is bordered to the North, East, and South by commercial properties and to the West by residential uses.

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

Mitch Bush, 1115 B N Martin Luther King Hwy, Lake Charles, LA

Mr. Berryhill asked Mr. Bush what was the time frame for the new construction to be completed. Mr. Bush stated 6-8 months.

Mr. Bush stated the reason the sign was installed was so that it could be seen and to continue business until new construction is complete. He wants to keep the sign there for those reasons.

Mr. Schram asked about the signage on the new building. Mr. Bush stated he will have an approved new sign on the new building. Mr. Schram suggested placing an approval time to keep the sign. Mr. Bush stated he felt the sign is not bothering anyone.

Mr. Joseph stated the sign is way off the road and not bothering anyone.

Mr. Schram made a motion to amend the request to allow the sign to remain for a period of 12 months. Mr. Weeks seconded the motion. All were in favor

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

For: 4 - Alvin Joseph, David Berryhill, Gus Schram III and Reginald Weeks

Against: 0

Absent: 1 - Adam McBride

Excused: 1 - Thomas Sanders Jr.

VAR 23-24 LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: GUY SIMMONS

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct an addition with a rear setback of 6' vs. the required 10', within a Residential Zoning District. Location of the request is **4140 Canal Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct an addition with a rear setback of 6' vs the required 10'. The unique shape of the lot makes conformity to the development standards difficult. Therefore, staff feels the request falls reasonable.

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

Guy Simmons, 4140 Canal Street, Lake Charles, LA

Mr. Simmons would like to build an addition in the rear of his property. He stated that there is a buffer area between his property and subdivision to the West.

Opposition: NA

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

For: 4 - Alvin Joseph, David Berryhill, Gus Schram III and Reginald Weeks

Against: 0

Absent: 1 - Adam McBride

Excused: 1 - Thomas Sanders Jr.

VAR 23-25 LAKE CHARLES ZONING ORDINANCE NO. 10598**APPLICANT:** MEANT TO BE, LLC**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct a new business with a continuous curbcut for parking, within a Business Zoning District. Location of the request is **4328 Lake Street**.**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to construct a new business with a continuous curbcut for parking, with a Business Zoning. The Zoning Ordinance states in Sec 5-208 (5)(e) that sufficient maneuverability and access shall be provided to permit vehicles to enter and leave in a forward manner. Staff can find no evidence of hardship and therefore cannot forward a position of support.

Ms. Boring informed the commission the Engineering/Public Works department is not in support of a continuous curb cut.

*Chairmen Berryhill asked the applicant to state name and address for the record.
Stephen Laughlin, 9450 Gulf Hwy., Lake Charles, LA*

Mr. Laughlin is requesting a continuous curb cut at the frontage to Lake Street to allow for adequate parking for customers/employees. Mr. Laughlin stated he believes the landscaping plan has been approved.

Mr. Laughlin stated there will be 10 parking spaces provided along the back side of property.

Mr. Schram asked Mr. Laughlin if he considered creating more parking spaces in the rear. Mr. Laughlin stated that the N side of the building is reserved for dumpsters for tenants and that it would be hard to add additional parking. Ms. Boring stated that the set back requirement is 20 ft. and noted that the landscaping has not been approved. Mr. Schram stated that if you took the depth of the parking already designated in the front and brought the building all the way to the set back line which is 20 ft. from the property line, then you would meet the required landscaping requirements in the front. Ms. Boring stated that parking was evaluated and it would still meet the requirements if parking was deleted in the front.

Ms. Boring stated the front setback requirement is 20 ft. she also stated the landscape plan has not yet been approved.

Ms. Boring stated if the front parking is removed the site will still meet parking requirements.

Opposition: NA

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

For: 0

Against: 4 - Alvin Joseph, David Berryhill, Gus Schram III and Reginald Weeks

Absent: 1 - Adam McBride

Excused: 1 - Thomas Sanders Jr.

VAR 23-26 LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: WILLIAM BAKER

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a shop with a side setback of 3' vs. required 5', within a Residential Zoning District. Location of the request is **900 Henrietta Lane**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a shop with a side setback of 3' vs the required 5', within a Residential Zoning District. Staff can find no evidence of hardship and therefore cannot forward a position of support.

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

William Baker, 114 Lee Street, Lake Charles, LA

Mr. Baker explained he is currently building a new home and this building is a detached garage He stated the garage will match the residence.

Opposition: NA

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

For: 3 - Alvin Joseph, David Berryhill and Gus Schram III

Against: 1 - Reginald Weeks

Absent: 1 - Adam McBride

Excused: 1 - Thomas Sanders Jr.

OTHER BUSINESS

ADJOURN

MEETING ADJOURNED.

APPROVAL OF THE MINUTES:

David Berryhill, Chairman

Lake Charles Planning and Zoning Commission

Doug Burguières, Director

Office of Zoning & Land Use