



City of Lake Charles

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

Meeting Minutes Planning and Zoning Commission

Monday, May 13, 2024

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 and requested a roll call. David Berryhill led the meeting in prayer. Gus Schram led the Pledge of Allegiance.

ROLL CALL

Present 4 - Adam McBride, David Berryhill, Gus Schram III, and Thomas Sanders Jr.

Absent 2 - Alvin Joseph, and Reginald Weeks

MINUTES OF PREVIOUS MEETING

Chairman David Berryhill asked if everyone received a copy of the minutes from the previous meeting. Mr. Gus Schram made a motion to approve the minutes. Mr. Adam McBride seconded the motion. All were in favor.

SPECIAL ANNOUNCEMENTS

Chairman David Berryhill asked if there are any special announcements?

Mrs. Bynam 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

RES 24-01

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CITY OF LAKE CHARLES PLANNING & ZONING COMMISSION

SUBJECT: Resolution changing Planning Commission meetings start time from 5:30 P.M. to 5:00 P.M. beginning July 8, 2024.

All Planning and Zoning Commission members were in agreement with the resolution to change the time for beginning the meeting to 5:00 PM beginning July 8, 2024.

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

For: 4 - Adam McBride, David Berryhill, Gus Schram III and Thomas Sanders Jr.

Against: 0

Absent: 2 - Alvin Joseph and Reginald Weeks

RES 24-02

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CITY OF LAKE CHARLES

SUBJECT: Resolution approving the Memorandum of Understanding (MOU) between the

Lake Charles City Planning Commission and Lake Charles Metropolitan Planning Organization (MPO) to initiate a comprehensive, coordinated, cooperative, consensus and community driven Designated Arterial Corridor planning program.

STAFF FINDINGS: The Lake Charles Metropolitan Planning Organization (MPO) Transportation Policy Committee has adopted "Designated Arterial Corridors" throughout the Urban Area as a framework and foundation for a Comprehensive Metropolitan Transportation Plan (MTP) for the target year 2050. The adoptance of this Resolution will allow the Lake Charles City Planning Commission and the Metropolitan Planning Organization to enter into a Memorandum of Understanding that both entities shall comprehensively coordinate and cooperate in the planning and development of each designated arterial corridor as adopted.

Chairman Berryhill noted that this item has been deferred till the next meeting.

ANX 24-01**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: LARRY GENE THOMAS/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting annexation approval of 2.2 acres M/L, and generally described as **6706 Big Lake Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed annexation is under review by the Registrar of Voters office and the Tax Assessor Office for Annexation Certification.

Chairman Berryhill asked if there was anyone attending the meeting wishing to speak for this application.

Mrs. Bynum noted that there is no one available to speak here tonight.

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

For: 4 - Adam McBride, David Berryhill, Gus Schram III and Thomas Sanders Jr.

Against: 0

Absent: 2 - Alvin Joseph and Reginald Weeks

**ANXZON
24-01****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: LARRY GENE THOMAS/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting a zoning classification of Residential Zoning District of 2.2 acres M/L, and generally described as **6706 Big Lake Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed zoning classification of Residential is consistent with the current zoning classification of the Parish of Calcasieu (R-1). Therefore, staff finds the request reasonable and acceptable for passage.

Chairman Berryhill stated there were no questions or comments on this matter.

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

For: 4 - Adam McBride, David Berryhill, Gus Schram III and Thomas Sanders Jr.

Against: 0

Absent: 2 - Alvin Joseph and Reginald Weeks

**PREFNL
24-07****LAKE CHARLES SUBDIVISION REGULATIONS****APPLICANT:** G. MICHAEL & CYNTHIA CANADAY (BREN CANADAY SUBDIVISION)**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 3.90-acre tract of land into three (3) lots, within a Residential Zoning District. Location of the request is **4102 W. Prien Lake Road**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a 3.90 tract of land into three (3) lots, within a Residential 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 Berryhill asked applicant to state name and address for the record.**George Michael Canaday, 2859 Henderson Forest Lane, Lake Charles, LA**Mr. Canaday has 3.9 acres of land which is undeveloped and he has a son who would like to build a home on one of the residential lots.**Mr. McBride asked Mr. Canady about access to the property.**Mr. Canady stated that the city and the parish have built an apron and there is also a 4-way street light at the intersection. There is also a private black top road that runs from the apron all the way to the bayou.**Mr. McBride then asked Mr. Canady who owns the private drive.**Mr. Canady stated he does. It will become part of the subdivision by acclamation if it is approved.**Mr. McBride questioned about the lots not having dedicated or owned access to the city street system. He also asked that if at the staff level do we essentially have properties that cut off at the street.**Mrs. Bynum stated as long as the plat being submitted shows that there is an access to all the lots.**Mrs. Bynum stated that Mr. Canady would have to submit a stamped plat. She also noted that the final plat for the subdivision will have to show access where none of the lots are cut off or show an access easement.**Chairman Berryhill asked applicant to state name and address for the record.**Bren Canady, 4030 W. Prien Lake Road, Lake Charles, LA**Mr. Bren Canady plans to build a home if approved by the Planning Commission. He stated he will follow through with a plat and make sure he has submitted everything that is required.***Chairman Berryhill called for a vote. The motion carried by the following vote.****For:** 4 - Adam McBride, David Berryhill, Gus Schram III and Thomas Sanders Jr.**Against:** 0**Absent:** 2 - Alvin Joseph and Reginald Weeks

PREFNL-VA LAKE CHARLES SUBDIVISION REGULATIONS**R 24-08****APPLICANT:** J. REEVES DEVELOPMENT (LEGEND OAKS SUBDIVISION)**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 0.62-acre tract of land (currently two (2) residential lots) into four (4) residential lots, including lot size variances (Lots 2-4 having 5810sq.ft.+ m/l vs. 6000sq.ft.), within a Neighborhood Zoning District. Location of the request is the **Southwest corner of W. Sallier Street @ Cypress Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .62-acre tract of land (currently two (2) residential lots) into four (4) residential lots, including lot size variances less than required 6,000 sf, within a Neighborhood District. Staff could find no evidence of hardship and therefore cannot forwards a position of support. If approved, applicants shall adhere to any recommendations by the Department of Engineering and Public Works.

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

Jacob Reeves, 4840 E School Street, Lake Charles, LA

Mr. Reeves main objective is to maintain a 5 ft. setback off of an existing structure on the property and to create clear lot lines with a minimal reduction in square footage. The goal is to avoid making abnormal lot shapes with Lot 4 which would deduct from the back yard of Lot 1 in the existing structure.

Mr. Sanders asked Mr. Reeves if he plans to sell these lots for development or develop some sort of structure on the lot?

Mr. Reeves responded that the plan is to build spec homes for sale on the three new lots. The developer is currently redeveloping Lot 1 and the existing structure which is expected to be completed in June.

Mr. Sanders stated that he hoped there is a plan to save the oak tree adjacent to Sallier.

Mr. Reeves stated that they have a licensed arborist scheduled to do some trim work within the next few weeks. The developer is planning to maintain the tree and base the development around it.

Mr. McBride asked if there is any process in the city to identify significant oak trees. Do we identify them and make efforts to preserve them?

Mrs. Bynum responded that if the tree is in the Historic District we do and it would have to be 50 years old. If there is a question we utilize our GIS mapping to check or we bring in a professional.

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

For: 4 - Adam McBride, David Berryhill, Gus Schram III and Thomas Sanders Jr.

Against: 0

Absent: 2 - Alvin Joseph and Reginald Weeks

REZONE-MA CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**J 24-03****APPLICANT:** EXCLUSIVE REAL ESTATE INVESTMENTS, LLC**SUBJECT:** Applicant is requesting to amend the official zoning map (Sec 5-207) from a Neighborhood Zoning District to a Business Zoning District companioned with a Major

Conditional Use Permit (5-302(3)(b)) in order to establish an office/residence within existing building and a new car lot. Location of the request is the **Northwest sec. N. Enterprise Blvd. @ Railroad Avenue.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is proposing to rezone the property from a Neighborhood Zoning District to a Business Zoning District with a companioned Major Conditional Use Permit in order to establish an office/residence within an existing building and a car lot. The property is bordered to the East by the Enterprise Blvd overpass, to the South by the railroad, to the West by a residential property, and to the North by vacant property. The property South of the railroad is currently in a Business Zoning District. If approved the proposal shall meet all development standards.

*Chairman Berryhill asked applicant to state name and address for the record.
Omar Edwards, 103 N. Enterprise Blvd., Lake Charles, LA*

Mr. Edwards stated that this is an existing building that has been there since 1955. He has remodeled the building and purchased the 2 lots behind it. Mr. Edwards would like to remodel into a couple of apartments and office spaces. He noted that it is two continuous buildings that are joined together. A parking lot has already been installed behind it.

Mrs. Bynum stated that the Planning Office received a letter of opposition from Mrs. Marilyn LeBlanc which was forwarded to the Planning Commission members. She then read the letter for the record.

Mrs. Bynum stated that the rezoning request will be forwarded to the City Council.

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

For: 4 - Adam McBride, David Berryhill, Gus Schram III and Thomas Sanders Jr.

Against: 0

Absent: 2 - Alvin Joseph and Reginald Weeks

VAR 24-16 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JOE STOMA/S & S CRAWFISH

SUBJECT: Applicant is requesting Variance (Sec. 4-205) in order to allow a reduction of required landscaping for a drive thru restaurant, within a Mixed Use Zoning District. Location of the request is **2604 Lake Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a reduction of the required and approved landscaping for a previously constructed drive thru restaurant, within a Mixed Use Zoning District. Staff cannot forward a position of support for the reduction of landscaping as it appears reasonable for them to comply with the Landscape Section of the Zoning Ordinance as outlined in Sec 5-210.

*Chairman Berryhill asked applicant to state name and address for the record.
Joe B Stoma, 5 Doris Court, Crowley, LA*

Mr. Stoma received a notice that he needed to plant two class A trees in the front of the property. Regarding the two trees in the front, the plans were submitted before he installed the sign. On the South side of the property the City approved a permit to install a sign. Mr. Stoma thinks by planting a tree it would obstruct the view of the sign. A water meter was installed by the City on the North side of the property. By planting a tree

there it would obstruct the utilities. There are overhead utilities as well in the front of the property, and on the North side also runs a drain service. There is really not a significant amount of area to plant a tree.

Mr. Berryhill asked Mr. Stoma if he was aware that there are options as to the quantity and types of trees.

Mrs. Bynum stated that Mr. Stoma can plant two Class B trees for one Class A tree. An example of a Class A tree would be a magnolia tree (a single trunk tree) and a Class B tree would be crepe myrtle (a multi trunk tree).

Mr. Stoma noted that his business is a seasonal business that is open 4 months out of the year. He then stated that he contacted a landscaper who planted low bushes around the utilities and sign. He contacted City Councilman John Ieyoub. He was in support of not having to plant the trees. Mr. Ieyoub suggested Mr. Stoma apply for this variance. Mr. Stoma thinks that the landscaping he has planted is more than appropriate.

Mr. Sanders then asked the Planning staff what is the recommended distance for planting from the curb. How close does Mr. Stoma need to be to the curb? Can Mr. Stoma plant something that would not obstruct his sign (closer behind the sign or to the West of the sign), plant a tree West of his existing landscaping.

Mrs. Bynum stated the requirement is that there is a 10 ft. landscape area which is 10 ft. from the property line.

Mr. Sanders asked where is the property line in relation to the curb or the edge of the street?

Mrs. Bynum stated that the property line is right on the curb more or less (so 10 ft. from there) is what is required for the trees. It is the curb front linear frontage that the landscape ordinance requires, she said.

Mr. Sanders asked Mrs. Bynum if Mr. Stoma backs up 10 ft. beyond to the west of the edge of the sidewalk would it be in compliance if a tree was planted on either side of the entry way.

Mrs. Bynum answered yes.

Mr. Sanders stated then the tree would be beyond the existing landscaping and water meter away from the street and beyond the sign.

Mr. Stoma stated that it would obstruct the drain on the North side.

Mr. Schram asked Mrs. Bynum if the required trees or plantings are governed by the frontage.

Mrs. Bynum replied yes.

Mrs. Schram asked how much frontage is Mr. Stoma working with?

Mrs. Bynum answered 100 ft. which would be 3 Class A trees or 6 Class B trees.

Mr. Berryhill stated he thinks that there are different options that Mr. Stoma can explore

that would dress up the property and make it look nice. As it looks now there is a bunch of concrete. It looks bare. It looks like there is grass that was planned for the front area that is no longer there. The intent of the ordinance is to beautify and look nice.

Mr. Stoma stated that his property's biggest eyesore is his neighbor's tree line.

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

For: 0

Against: 4 - Adam McBride, David Berryhill, Gus Schram III and Thomas Sanders Jr.

Absent: 2 - Alvin Joseph and Reginald Weeks

VAR 24-17 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JESUS JUAREZ

SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to construct two accessory uses 1) thereby exceeding the allowable 40% of principal structure and 2) allowing height of accessory uses to exceed height of principal structure, within a Residential Zoning District. Location of the request is **3206 1st Avenue**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to maintain two accessory uses thereby exceeding the allowable 40% of the principal structure. The principal structure appears to be 1320 s.f. and the total of the accessory building s.f. appears to be 1756 s.f. One of these structures will exceed the height of the principal structure, 14' 3 1/2" vs. the principal structure at 12' 3". The total square footage of the lot appears to be 18,000 s.f.

Mr. Berryhill suggested that this item be deferred, if there is no objection, to June 10th meeting.

VAR 24-18 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CRAIG WEENUM

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to replace an existing front porch 0' from the front property line vs. required 30', within a Neighborhood Zoning District. Location of the request is **1905 Kennedy Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to replace an existing front porch 0' from the front property line vs. the required 30', within a Neighborhood Zoning District. Staff's review revealed several lots on both sides of Kennedy Street with similar setbacks. Staff's concern is that appropriated amount of parking can be facilitated on the site.

*Mr. Berryhill asked applicant to state name and address for the record.
Craig Weenum, 1905 Kennedy, Lake Charles, LA*

Mr. Weenum is a carpenter and has improved 6 houses on Kennedy Street. He would like to build a timber frame porch on his house. There are home owners surrounding him that have received variances in order to build up to the zero line. Mr. Weenum stated that his porch will have no bearing on parking. Mr. Weenum owns the homes located at 1903 and 1905 Kennedy Street.

Mr. Weenum submitted photos to the Planning Commission board to show that his porch will have no bearing on the parking. Mr. Weenum stated that the two-bedroom house which he lives in has a 22 ft. distance from the corner of his house to the neighbor's property.

Mr. McBride noted that there is a storage building.

Mrs. Bynum stated that the concern is that the parking is not allowed within the right of way so it would have to be essentially behind where Mr. Weenum's porch is.

Mr. Weenum stated that as soon as he completes the remodeling of his home he plans to rent the home. Then he will be removing the storage buildings.

Mr. Sanders stated that if commission approved the porch then Mr. Weenum would not object to some sort of time delay where he would remove the accessory structures. Once Mr. Weenum completes the porch project and removes the storage buildings then there will not be a problem with the parking.

Mrs. Bynum stated that the Planning Office received two letters of opposition.

Mr. Berryhill asked Mr. Weenum what is the time frame to complete the porch project

Mr. Weenum plans on completing the project in a year.

Mr. Berryhill asked Mr. Weenum if he had another location to relocate the storage buildings.

Mr. Weenum replied "No."

Mrs. Bynum stated that Mr. Weenum would need a zoning compliance for any sheds or accessory buildings on the property to make sure that it is not violating the setbacks or any location of where parking should be.

Mrs. Bynum stated that the zoning department can handle the zoning issues with the shed separately. Then the office can talk through some of the parking concerns. If Mr. Weenum needs a variance on parking issues then he can come back to the board.

Mr. Sanders requested Mrs. Bynum to read the letters of opposition.

Mr. Berryhill asked Mr. Postel to state his name and address for the record.

J. B. Postell, 1821 Kennedy Street, Lake Charles, LA

Mr. Postel stated that the houses in the neighborhood are 40 to 60 years old. The reason these houses exceed the setback is because they were built 60 to 70 years ago. He noted that on the South side of the house there are 2 large portable buildings. Between the 2 there is another portable building. There really is no room to park. Mr. Postel stated that the 7 ft. porch does not bother him. His main concern is the portable buildings that are located there, and he would like a time limit set for removal.

Mrs. Bynum stated that the buildings do not have a zoning compliance. They have not be reviewed. She also stated that any storage building on the property depending on the size needs a building permit or a zoning compliance. This way the zoning department can review setbacks and elevate parking.

Mr. Berryhill stated that these buildings showed up without proper procedure.

Mrs. Bynum stated that if you look at the area, the storage buildings are pulled up against the property lines which is a violation. Our zoning inspectors noted that, and Mr.

Weenum did move the structure. Then the moving of the structure violated the parking.

Mr. Berryhill stated that the buildings will be taken up through a different process.

Mr. Sanders stated that the proposal is for the 20 x 7 ft. porch.

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

For: 4 - Adam McBride, David Berryhill, Gus Schram III and Thomas Sanders Jr.

Against: 0

Absent: 2 - Alvin Joseph and Reginald Weeks

VAR 24-19 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JORDAN DAIGLE

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct 28 homes within a previously approved TND development with a carport that does not meet the required 20' setback behind the principal structure, within a Residential Zoning District with a TND overlay. Location of the request is the **Westside 4200 Blk. Corbina Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct 28 homes within a previously platted 157 lot subdivision. These proposed homes will have a carport that will not meet the required 20' setback behind the principal structure. The intent of this regulation is to ensure the parking of vehicles in front of the carport remains behind the front setback of the principal structure.

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

Jordan Daigle, 422 Richland Avenue, Lafayette, LA

Mr. Berryhill asked Mr. Daigle what particular section of the plat are we talking about?

Mr. Daigle responded it is 28 lots scattered throughout in between lots 1 and 60 something. It is essentially 28 of the front-loaded lots. The interior rear lots are going to be loaded through an alley. Lots 1 through 67 are front- loaded.

Mr. Berryhill said the concern is that these are single carport garages. The stacking would not allow the cars room.

Mr. Daigle stated that there are 158 lots total. The developers realized that there was a need for entry level affordable housing with amenities. As part of the development the developer will be constructing a clubhouse, gym component, swimming pool and a dog park and all the amenities. The housing will be priced from \$185,000 up to \$200,000. The variance request is 28 homes which are comprised of 3 plans. The other 129 houses meet the garage/carport setback. The issue is two-fold 1) in order to get the entry level price point that we are at, the square footage is from 900 to 1250 sq. ft. With a square footage that size there is only so many ways you can lay out the living area of the house. Due to the square footage, you can only locate the carport/garage entry in a handful of places. I understand and agree with the concern of having multiple cars in a carport and driveway and falling back towards the sidewalk and impeding the flow of pedestrians to walk ability across the sidewalk. This is only applicable in a TND. Ninety-nine percent of the houses being built in Lake Charles do not have to follow this ordinance. All of our carports are far beyond the front elevation of the house. The front setback of the houses is 15 ft. In some cases we are 23 to 29 feet past the front setback of the house. So Mr. Daigle does not think that stacking cars in the driveway is going to be an issue for

pedestrian walk ability on the sidewalk. He also does not think that any cars or trucks are going to be blocking the sidewalk. The hardship is there are 157 units in which a million dollars is being spent on amenities. The total financing package was just under \$27 million. The financing is in place and the appraisal is based on these plans on these lots so if the developer is required to change the plans they would have to go back through a financing process.

Mr. Berryhill feels like the board has not been presented with enough options and understanding to completely follow all the thinking. "Because when I look at and we look at the regulations that are in place with this overlay, y'all knew that going into it," he said.

Mr. Daigle stated that from his perspective granting the variance in this situation does not adverse the impact. By granting the variance it will save time having to go back through the financing process and possibly lose the current lender.

Mr. Sanders asked Mr. Daigle how difficult would it be to redesign these structures and move the carports to be in compliance.

Mr. Daigle replied the developers looked into that. On one of them it is 100% possible and that was one of the options that was denied tonight. On two of them it is very difficult if the carport would be moved back 20 ft. to comply with the ordinance. There is really nowhere from the entry from carport to get into the house.

Mr. Schram asked Mr. Daigle if this is an open carport.

Mr. Daigle replied yes

Mr. Schram asked if the door to get into the house does not have to absolutely be under the cover.

Mr. Daigle replied ideally you would have a covered entry into the house.

Mr. Daigle stated that the plan that works the door would be almost at the edge of the carport. In the other two, the door would be 10 to 15 ft. out from underneath the carport, just isolated on its own on the side of the home. So not covered at all.

Mr. Schram asked why is it that we are here when you have already secured financing.

Mr. Daigle replied this issue did not come up until the developer submitted the plans. It was then noted that it did not meet the garage/carport setback. The group that was hired to build the homes missed it. It was not caught until the plans were submitted for permitting.

Mr. Berryhill thinks the TND overlay has some specific requirements that made it function properly. Most neighborhoods, when you have 3-bedroom homes you are not talking about 2 cars you are talking about 3 cars. There could possibly be multiple vehicles at a residence. So where are they all going to park?

Mr. Daigle stated that you have the same issue in 99% of the neighborhoods that don't have TND zoning and there is no garage setback ordinance.

Mr. Schram asked how do you team with a builder who does not review the code requirements of the place they are building and designing for.

Mr. Daigle responded, "Fair question."

Mr. Schram stated that this puts the board in a position of trying to fix the problem that was created inadvertently.

Mr. Daigle stated there are 28 lots total. The 3 plans are being built across the 28 lots. So the Marcus house plan is accounting for some of those 28 that he no longer will need the variance for. He is going to move the carport back.

Mr. Berryhill proposed an amendment for the LaFleur house plan to move the carport back 8 to 9 feet leaving the doorway/entryway covered; for the LeJeune plan minimize 3 to 4 units and move the carport back 2 to 3 ft; for the Marcus plan, which would be the most units, move the carport back to comply with the ordinance.

Mr. Berryhill made a motion to accept the amendment.

Mr. Sanders seconded the motion.

Mr. Schram, Mr. McBride, Mr. Berryhill and Mr. Sanders voted in favor for the amendment .

Chairman Berryhill requested a vote on the amended item

For: 4 - Adam McBride, David Berryhill, Gus Schram III and Thomas Sanders Jr.

Against: 0

Absent: 2 - Alvin Joseph and Reginald Weeks

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