



# 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, December 12, 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 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III, 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. Berryhill made a motion to accept the minutes. Mr. Weeks seconded the motion. All were in favor.*

### SPECIAL ANNOUNCEMENTS

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

*Mr. Burguieres 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  
22-38**

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

**APPLICANT:** GERALD LANDRY (GERALD LANDRY SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to adjust existing lot lines of three (3) existing lots of .512 acres M/L into three (3) tracts, within a Neighborhood Zoning District. Location of the request is **1737-1745 Bilbo Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of three (3) existing development tracks in order to adjust existing lot lines meets the minimum lot size and configuration set forth for a Neighborhood Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

*Chairman Joseph asked applicant to state name and address for the record.  
Mr. Gerald Landry, 1737 Bilbo Street, Lake Charles, LA*

*Mr. Landry stated he purchased the lots next door to his property and is requesting to readjust the lot lines.*

*Opposition: N/A*

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

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

**Against:** 0

**Absent:** 0

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

**MCU 22-36 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** VICTOR SMELTZ

**SUBJECT:** Applicant is requesting a Minor Conditional Use Permit in order to construct a 120-unit multifamily apartment complex on 6 acres M/L, within a Business and Mixed Use Zoning District. Location of the request is the **Westside 5100 Blk. of Lake Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to construct a 120 unit apartment complex on 6 acres M/L with a density that falls within the density allowance of a Business District. Staff's review revealed the property is bordered to the North and South by commercial properties and to the East and West by residential neighborhoods. Staff recommends approval on the following conditions; 1) applicant adheres to any requirements outlined by the City Engineering Department; 2) landscape according to Sec 5-210 in the City of Lake Charles Zoning Ordinance; and 3) proposal adheres to any DOTD requirements.

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

*Mr. Victor Smeltz, 57 Hawk Street, New Orleans, LA*

*Mr. Smeltz stated the intent is to construct an apartment complex that enhances the neighborhood (192 units - 1, 2, & 3 bedroom units). He stated they do not want to do anything negative to the community.*

*Mr. McBride asked if they have received DOTD approval. Mr. Smeltz stated no, they are very early in the process.*

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

*Ms. Bailey Dowden, 5136 E. Worthington Drive, Lake Charles, LA*

*Ms. Dowden discussed her opposition regarding traffic; Lake Street needs improvements before this allowed; flooding; created petition of opposition online with over 800 signatures.*

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

*Ms. Nancy Reeder, 1028 S. Worthington Drive, Lake Charles, LA*

*Ms. Reeder discussed her opposition regarding lack of walkability (no sidewalks) in area; traffic; roadways need to be developed.*

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

*Mr. Joey Williams, 5114 W. Worthington Drive, Lake Charles, LA*

*Mr. Williams discussed his opposition regarding traffic issues; city has no remedy because Lake Street is state road; drainage; and nearby school.*

*Chairman Joseph asked opponent to state name and address for the record.  
Mr. Jason Lavender, 336 Hampton Court, Lake Charles, LA*

*Mr. Lavender discussed his opposition regarding concern with Section 8 apartments; property value; and increase in crime.*

*Chairman Joseph asked opponent to state name and address for the record.  
Mr. Henry Gormly, 500 Archwood Street, Lake Charles, LA*

*Mr. Gormly discussed his opposition regarding traffic; something needs to be done with Lake Street first.*

*Chairman Joseph asked opponent to state name and address for the record.  
Ms. Jeri Quinn, 900 Worthington Blvd, Lake Charles, LA*

*Ms. Quinn discussed her opposition regarding no sidewalks on Lake Street; traffic; drainage; Lake Street only two line - needs improvements; concerned with 3 stories; noise; crime; opposed to access onto Worthington Blvd.*

*Chairman Joseph asked opponent to state name and address for the record.  
Mr. Kim Jackson, 610 Lionel Lane, Lake Charles, LA*

*Mr. Jackson discussed his opposition regarding flooding; traffic; and needs more infrastructure.*

*Chairman Joseph asked proponent to state name and address for the record.  
Mr. Byron Racca, (Meyers & Associates Engineering) 600 N. Cities Service Hwy, Sulphur, LA*

*Mr. Racca stated in regards to traffic and drainage concerns, Lake Street is a state road and required to follow any DOTD requirements. Mr. Racca stated they will also follow any city drainage requirements.*

*Mr. Schram stated this request was previously approved by the Planning Department but appealed to the Planning Commission. If this is denied, it could be many different business types as of right due to the Business Zoning District.*

*Mr. Burguieres stated a Business Zoning District allows restaurants; convenience stores; retail centers; etc.*

*Mr. Berryhill asked applicant if he has built other projects like this? Mr. Smeltz stated yes. Mr. Berryhill asked if he had seen traffic issues in this area. Mr. Smeltz stated not personally but he does understand the issues. Mr. Smeltz stated he could remove any access onto Worthington Blvd and possibly install a refuge lane (center lane).*

*Mr. Racca stated a traffic analysis may require a deceleration lane or refuge lane which may require Lake Street improvements. We don't know at this time.*

*Chairman Joseph asked opponent to state name and address for the record.  
Ms. Destiny Deutz, 5000 Leon Drive #137, Lake Charles, LA*

*Ms. Deutz discussed her opposition regarding safety concerns for children at the nearby school; construction workers; noise; drainage and traffic.*

*Mr. Schram wanted to make sure Mr. Smeltz was aware that they would have to adhere to any requirements made by DOTD. Mr. Smeltz agreed. Mr. Schram verified with Mr. Smeltz that he agreed to no entrance onto Worthington Blvd. Mr. Smeltz agreed.*

*Mr. Weeks asked about the adherence to landscaping requirements. Mr. Smeltz stated we will meet all city requirements.*

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

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

**Against:** 3 - Adam McBride, Alvin Joseph and David Berryhill

**Absent:** 0

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

**MCU 22-37 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** VICTOR SMELTZ

**SUBJECT:** Applicant is requesting a Minor Conditional Use Permit in order to construct a 74-unit multifamily apartment complex on 1.9 acres M/L, within a Business and Mixed Use Zoning District. Location of the request is the **Northwest section Lake Street @ Worthington Blvd.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to construct a 74 unit apartment complex on 1.9 acres M/L with a density that falls within the density allowance of a Business District. Staff’s review revealed the property is bordered to the North and South by commercial properties and to the East and West by residential neighborhoods. Staff recommends approval on the following conditions; 1) applicant adheres to any requirements outlined by the City Engineering Department; 2) landscape according to Sec 5-210 in the City of Lake Charles Zoning Ordinance; 3) proposal does not allow access on Worthington Blvd; and 4) proposal adheres to any DOTD requirements.

*Chairman Joseph asked applicant to state name and address for the record.  
Mr. Victor Smeltz, 57 Hawk Street, New Orleans, LA*

*Mr. Smeltz stated the intent is to construct an apartment complex that enhances the neighborhood (192 units - 1, 2, & 3 bedroom units). He stated they do not want to do anything negative to the community.*

*Mr. McBride asked if they have received DOTD approval. Mr. Smeltz stated no, they are very early in the process.*

*Chairman Joseph asked opponent to state name and address for the record.  
Ms. Bailey Dowden, 5136 E. Worthington Drive, Lake Charles, LA*

*Ms. Dowden discussed her opposition regarding traffic; Lake Street needs improvements before this allowed; flooding; created petition of opposition online with over 800 signatures.*

*Chairman Joseph asked opponent to state name and address for the record.  
Ms. Nancy Reeder, 1028 S. Worthington Drive, Lake Charles, LA*

*Ms. Reeder discussed her opposition regarding lack of walkability (no sidewalks) in area; traffic; roadways need to be developed.*

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

*Mr. Joey Williams, 5114 W. Worthington Drive, Lake Charles, LA*

*Mr. Williams discussed his opposition regarding traffic issues; city has no remedy because Lake Street is state road; drainage; and nearby school.*

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

*Mr. Jason Lavender, 336 Hampton Court, Lake Charles, LA*

*Mr. Lavender discussed his opposition regarding concern with Section 8 apartments; property value; and increase in crime.*

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

*Mr. Henry Gormly, 500 Archwood Street, Lake Charles, LA*

*Mr. Gormly discussed his opposition regarding traffic; something needs to be done with Lake Street first.*

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

*Ms. Jeri Quinn, 900 Worthington Blvd, Lake Charles, LA*

*Ms. Quinn discussed her opposition regarding no sidewalks on Lake Street; traffic; drainage; Lake Street only two line - needs improvements; concerned with 3 stories; noise; crime; opposed to access onto Worthington Blvd.*

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

*Mr. Kim Jackson, 610 Lionel Lane, Lake Charles, LA*

*Mr. Jackson discussed his opposition regarding flooding; traffic; and needs more infrastructure.*

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

*Mr. Byron Racca, (Meyers & Associates Engineering) 600 N. Cities Service Hwy, Sulphur, LA*

*Mr. Racca stated in regards to traffic and drainage concerns, Lake Street is a state road and required to follow any DOTD requirements. Mr. Racca stated they will also follow any city drainage requirements.*

*Mr. Schram stated this request was previously approved by the Planning Department but appealed to the Planning Commission. If this is denied, it could be many different business types as of right due to the Business Zoning District.*

*Mr. Burguieres stated a Business Zoning District allows restaurants; convenience stores; retail centers; etc.*

*Mr. Berryhill asked applicant if he has built other projects like this? Mr. Smeltz stated yes. Mr. Berryhill asked if he had seen traffic issues in this area. Mr. Smeltz stated not personally but he does understand the issues. Mr. Smeltz stated he could remove any access onto Worthington Blvd and possibly install a refuge lane (center lane).*

*Mr. Racca stated a traffic analysis may require a deceleration lane or refuge lane which may require Lake Street improvements. We don't know at this time.*

*Chairman Joseph asked opponent to state name and address for the record.  
Ms. Destiny Deutz, 5000 Leon Drive #137, Lake Charles, LA*

*Ms. Deutz discussed her opposition regarding safety concerns for children at the nearby school; construction workers; noise; drainage and traffic.*

*Mr. Schram wanted to make sure Mr. Smeltz was aware that they would have to adhere to any requirements made by DOTD. Mr. Smeltz agreed. Mr. Schram verified with Mr. Smeltz that he agreed to no entrance onto Worthington Blvd. Mr. Smeltz agreed.*

*Mr. Weeks asked about the adherence to landscaping requirements. Mr. Smeltz stated we will meet all city requirements.*

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

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

**Against:** 3 - Adam McBride, Alvin Joseph and David Berryhill

**Absent:** 0

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

**PREFNL  
22-36**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** MARK LAFURIA (1111 SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a .4-acre M/L tract of land into two (2) lots, within a Residential Zoning District. Location of the request is **2714 Laura Lane.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a .4-acre M/L tract of land into two (2) lots meets the minimum lot size and configuration set forth for a Residential Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

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

*Chairman Joseph asked applicant to state name and address for the record.  
Mr. Mark LaFuria, 4337 Edgewater Drive, Lake Charles, LA*

*Mr. LaFuria stated he is requesting to subdivide the property in order to construct one home on each lot.*

*Opposition: N/A*

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

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

**Against:** 0

**Absent:** 0

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

**PREFNL  
22-37**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** LANDSOURCE INC. (THE CAPSTONE AT THE OAKS SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide an 8.619-acre tract M/L of land into two (2) tracts, within a Mixed Use Zoned District. Location of the request is **2401 6th Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a 8.619-acre tract M/L of land into two (2) tracts meets the minimum lot size and configuration set forth for a Mixed Use Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

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

*Ms. Bailey Coats, Birmingham, AL*

*Ms. Coats explained the request is in order to combine the existing lots while separating the one lot with existing residence from the property.*

*Chairman Joseph stated he has cards in regards to opposition.*

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

*Ms. Carolyn Webb - 1230 Rosteet Avenue, Lake Charles, LA*

*Ms. Webb asked if the existing church would be torn down in order to construct the senior care living facility. Ms. Coats stated yes.*

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

*Ms. Jerry Vital, 2322 6th Street, Lake Charles, LA*

*Ms. Vital discussed her concerns regarding traffic; drainage; and property value.*

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

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

**Against:** 0

**Absent:** 0

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

**PREFNL  
22-39**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** TEXLA PROPERTIES LLC (POWER CENTER NORTH SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide an 11.73 acres M/L into three (3) development tracts, within a Business Zoning District. Location of the request is the **Northside 2700 Blk. Power Centre Parkway**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a 11.73 acre M/L tract of land into three (3) development tracts meets the minimum lot size and configuration set forth for a Business Zoning District. Staff recommends approval of the

application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

*Chairman Joseph asked applicant to state name and address for the record.  
Mr. Daniel Kramer, 501 Broad Street, Lake Charles, LA*

*Mr. Kramer explained the request is order to subdivide the property into three lots. One would consist of a future hotel; one a proposed senior living apartment facility; and a R-O-W is included in third tract for access.*

*Chairman Joseph asked proponent to state name and address for the record.  
Mr. Travis Laurent, Paul Miers Engineering*

*Mr. Laurent stated there is an existing drive to the North of property which gives access to the third tract.*

*Opposition: N/A*

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

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

**Against:** 0

**Absent:** 0

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

**PREFNL  
22-40**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** 420 PROPERTIES LLC (MEDICIS SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide 2.63 acres M/L into two (2) development tracts for the purpose of a multi-lot development, within a Business Zoning District. Location of the request is the **Southeast section of L'Auberge Blvd @ Contraband Parkway.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of 2.63 acres M/L into two (2) development tracts for the purpose of a multi-lot development meets the minimum lot size and configuration set forth for a Business Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

*Chairman Joseph asked applicant to state name and address for the record.  
Mr. Blake Soto, 127 W. Broad Street, Lake Charles, LA*

*Mr. Soto stated this is a request for two lots consisting of a multi-lot development.*

*Opposition: N/A*

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

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

**Against:** 0

**Absent:** 0

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



**RES 22-02 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** CITY OF LAKE CHARLES

**SUBJECT:** Resolution stating the Planning Commission members attended a Planning Commission workshop therefor complying with the four hours of training requirements of Act 859.

**STAFF FINDINGS:** Due to state requirements for continuing education requirements for Planning Commission members, staff supports the resolution.

*Opposition: N/A*

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

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

**Against:** 0

**Absent:** 0

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

**MAJ-VAR 22-09 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 two (2) duplexes in addition to an existing duplex unit with a Variance (Sec. 4-205) to eliminate required 15ft. buffer, within a Neighborhood Zoning District. Location of the request is the **2115A Creole Street**.

**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to construct two (2) additional duplex dwelling units within a Neighborhood Zoning District. The proposed site plan fails to meet the required 15' side setback on the south side of the property. The property is bordered to the North, West, and South by single-family residential uses and to the East by a multifamily complex. If approved, this entire development must meet all other landscaping requirements as outlined in Sec 5-210 in the Zoning Ordinance.

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

*Ms. Basone stated since the last meeting she updated the site plan showing the number of bedrooms and bathrooms and moving the driveway.*

*Mr. Berryhill asked if a 15ft. driveway is sufficient for two vehicles to pass side by side.  
Ms. Basone stated she was not sure.*

*Mr. Joseph asked the required driveway width. Ms. Boring stated the average width is 24ft.; 20ft. minimum; she stated two vehicles cannot pass side by side on a 15ft. driveway.*

*Mr. Berryhill asked if the entrance of driveway can be widened.*

*Mr. McBride stated he feels this request is too much density for this neighborhood.*

*Opposition: N/A*

*Ms. Basone stated one duplex was previously approved but owner would like the approval of an additional duplex.*

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

**For:** 0

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

**Absent:** 0

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

**MAJ 22-11**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** ROY WASHINGTON III

**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct a duplex dwelling unit, within a Neighborhood Zoning District. Location of the request is **2815 12th Street**.

**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to construct a duplex dwelling unit that meets parking and setback standards. Staff could find no other duplex dwelling units in the immediate area. If approved, this development must meet the landscaping requirements as outlined in Sec 5-210 in the Zoning Ordinance.

*Chairman Joseph asked applicant to state name and address for the record.  
Roy & EJ Washington, 900 Ryan Street, Lake Charles, LA*

*Mr. Washington stated he submitted a new site plan and pictures of other properties they have. He stated he would construct the duplex with a brick facade and hardi plank on the other three sides.*

*Mr. Berryhill asked if the entire structure could be hardi plank. Mrs. Washington stated they only suggested the brick facade because they felt the neighbors would prefer that.*

*Chairman Joseph stated there are cards of opposition.*

*Chairman Joseph asked opponent to state name and address for the record.  
Ms. Brandy Thomas, 2817 12th Street, Lake Charles, LA*

*Ms. Thomas discussed her opposition regarding the property has not been kept up; property owners have violations on other properties also; traffic; density; crime; concern with tenants; not enough parking. (Ms. Thomas submitted pictures and violation notices)*

*Mr. Weeks asked about the violation notices. Mrs. Washington stated she does not know what Ms. Thomas has submitted to commission. She stated that once a structure is built, a realty company handles upkeep. Ms. Washington also stated she has duplexes around their home.*

*Chairman Joseph asked opponent to state name and address for the record.  
Mr. Patrick Victorian, 2701 12th Street, Lake Charles, LA*

*Mr. Victorian discussed his opposition regarding density; and opposition to duplex.*

*Mr. Washington provided a letter from the previous property owner in support of this request.*

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

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

**Against:** 1 - Alvin Joseph

**Absent:** 0

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

**MAJ 22-15**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** J. MECHE CONSTRUCTION

**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct a duplex, within a Neighborhood Zoning District. Location of the request is **2416 Demarest Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to construct a duplex dwelling unit, within a Neighborhood Zoning District. Staff’s review revealed the proposal is bordered on all sides by single family residential. Staff feels the request falls reasonable. If approved, this development must meet the landscaping requirements as outlined in Sec 5-210 in the Zoning Ordinance.

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

*N/A*

*Mr. Schram asked about the existing structure on the property. Ms. Boring stated that before a construction permit is issued; any encroaching structure would have to be removed.*

*Opposition: N/A*

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

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

**Against:** 1 - Adam McBride

**Absent:** 0

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

**MAJ-VAR  
22-16**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** JC HOMES

**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct a multi-unit office building, within a Mixed Use Zoning District. Location of the request is **3552 Knight Lane.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to construct a multi-unit office building, within a Mixed Use Zoning District. Staff’s review revealed the proposal is bordered to the North, West, and South by single family residential and to the East by a townhome development. The applicant is requesting a variance in order to establish a continuous curb cut on Knight Lane, therefore Staff cannot forward a position of support. If approved, this development must meet landscape requirements as outlined in Sec 5-210 in the Zoning Ordinance.

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

*Mr. Chad Snider, 5015 Water Oak Court, Lake Charles, LA*

*Mr. Snider stated the original plan was to construct townhomes, but now we would like to include construction of our office, as well as townhomes.*

*Mr. Schram asked about the continuous curb cut. Mr. Snider stated he wanted to save the large tree on property and doesn't see traffic as an issue with the proposed parking. Mr. Berryhill asked if the tree was what he considered a hardship. Mr. Snider stated not necessarily. It would be hardship for the parking. We could probably remove the tree and get 3 parking spaces there and not do the curb cut.*

*Mr. Berryhill asked if there was a reason for that specific location to have a business. Mr. Snider stated he felt the office would be used as a buffer.*

*Mr. Schram asked about the 27ft. from office to property line. Mr. Snider stated there is drainage in that area. Mr. Schram stated it would create a lot of space for additional parking back there. Mr. Snider stated it drops off quite a bit back there and they are going to build up for the whole area there. Mr. Snider stated he felt it would be difficult to get the parking back there.*

*Mr. Berryhill asked if the continuous curb cut was for parking for employees. Mr. Snider stated on weekends it would be overflow for townhome residents or guests.*

*Mr. Berryhill stated that normally a continuous curb cut does not work because of traffic. Mr. Berryhill referenced the existing townhomes to the East which already back up into street. Mr. Snider stated with regards to the parking, he felt there is a lot of space to back out without being directly in the street.*

*Mr. Berryhill asked where the residents of townhomes would park. Mr. Snider stated in front of the townhomes.*

*Mr. Schram asked Mr. Snider if the variance was not approved what he would do. Mr. Snider stated he would move forward with the townhomes only.*

*Opposition: N/A*

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

**For:** 3 - Adam McBride, Alvin Joseph and David Berryhill

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

**Absent:** 0

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

**SPC 22-07**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** AARON BROUSSARD & NALANI BROUSSARD

**SUBJECT:** Applicant is requesting a Special Exception (Sec. 4-206) in order to reduce the required parking of 9 spaces to 5 spaces for a proposed commercial office building, within a Mixed Use Zoning District. Location of the request is **1221 Common Street**.

**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to reduce the amount of required parking of 9 spaces to 5 spaces for a proposed commercial office building associated with an existing adjacent commercial business, within

a Mixed Use Zoning District. The property is bordered to the North, West, and East by single-family residential uses and to the South by the associated law office. The request will also include a reduction of the required bufferyard abutting a residential use in a mixed use zoning district, which is a required 8'. Staff could find no evidence of hardship, therefore cannot forward a position of support.

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

*Mr. Aaron Broussard & Ms. Nalani Broussard, 1301 Common Street, Lake Charles, LA*

*Mr. Broussard the request is in order to house more staff (no clients).*

*Mr. Schram asked about parking. Mr. Broussard stated the structure in the corner of property will be removed; brick patio will be used for parking; and there is plenty of parking at existing site across street.*

*Opposition: N/A*

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

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

**Against:** 0

**Absent:** 0

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

**VAR 22-57 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** PICARD FARMS, LLC

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct homes with reduced setbacks of 15' front setback vs. 30' front setback; 20' front setback vs. a 30' front setback for garages; and increase maximum lot coverage from 40% to 50%, within a Residential Zoning District with a TND overlay. Location of the request is the **Eastside 4700 Block of Corbina Road (The Crest at Morganfield, Phase V).**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to establish reduced setbacks of 15' front setback vs a 30' front setback for a home, a 20' front setback vs a 30' front setback for garages, and to increase the maximum building coverage area on a single lot from 40% to 50% for the entire proposed development, within a Residential Zoning District with a TND overlay. There are examples of neighborhoods with these setback reductions in the immediate area. Since these reductions apply to the entire neighborhood, staff feels the request falls reasonable.

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

*N/A*

*Mr. Schram asked if the 20ft. setback of garage will keep vehicles off sidewalk. Ms. Boring stated that is should and the same request had been made for previous phases.*

*Opposition: N/A*

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

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

**Against:** 0

Absent: 0

Excused: 2 - Thomas Sanders Jr. and Wilfred Clophus

**VAR 22-58 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** ROMON ALFRED

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct a new home with a 10.5' setback vs the required 30' front setback and a 5' rear setback vs the required 10' rear setback, within a Neighborhood Zoning District. Location of the request is **2707 8th Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting a variance to construct a home with a 10.5' front setback vs the required 30' front setback and a 5' rear setback vs the required 10' rear setback, within a Neighborhood Zoning District. This request from the applicant came after the discovery of a 15' gas easement going through the property causing the site plan and floor plan to be redrawn to accommodate the easement. Therefore, staff forwards a position of support.

*Chairman Joseph asked applicant to state name and address for the record.  
Mr. Romon Alfred, 1623 N. Prater Street, Lake Charles, LA*

*Mr. Alfred stated a existing sewer easement is taking up about 15ft.x40ft. of property causing the request for variance. Construction cannot happen over easement.*

*Opposition: N/A*

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

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

**Against:** 0

**Absent:** 0

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

**VAR 22-59 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** BRENDA RIGGS

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to maintain an unpermitted carport with a 7' front setback vs the required 30' front setback, within a Neighborhood Zoning District. Location of the request is **2928 Hillcrest Drive.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to maintain an unpermitted carport with a 7' front setback vs the required 30' front setback, within a Neighborhood Zoning District. Staff could find no evidence of hardship, therefore, cannot forward a position of support.

*Chairman Joseph asked applicant to state name and address for the record.  
Ms. Brenda Riggs, 2928 Hillcrest Drive, Lake Charles, LA*

*Ms. Riggs stated she was not aware of the permit requirements. She stated she has rheumatoid arthritis and needs to cover to be out of weather. Ms. Riggs stated currently water is getting into her house because the work has not been completed.*

*Chairman Joseph asked there is a card in support of request from A.B. Franklin.*

*Opposition: N/A*

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

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

**Against:** 0

**Absent:** 0

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

**VAR 22-60 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** CHESTER CHARLES JR.

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to maintain an unpermitted carport with a 7' front setback vs the required 30' front setback, within a Neighborhood Zoning District. Location of the request is **2924 Hillcrest Drive**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to maintain an unpermitted carport with a 7' front setback vs the required 30' front setback, within a Neighborhood Zoning District. Staff could find no evidence of hardship, therefore, cannot forward a position of support.

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

*Mr. Chester Charles Jr., 2924 Hillcrest Drive, Lake Charles, LA*

*Mr. Charles apologized for failing to get a permit. He explained the carport is due to his health issues.*

*Opposition: N/A*

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

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

**Against:** 0

**Absent:** 0

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

**VAR 22-61 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** KENNETH DUPRE

**SUBJECT:** Applicant is requesting a Variances (Sec. 4-205) in order to maintain a previously constructed recreational vehicle cover with a side setback of 4'4" vs the required 5'; accessory structure taller than the primary residence; and accessory structure more than 40% of the primary structure, within a Residential Zoning District. Location of the request is **3118 Louisiana Avenue**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to maintain a previously constructed recreational vehicle cover with a side setback of 4'4" vs the required 5', with an accessory structure taller than the primary residence. Staff could find no evidence of hardship. Therefore cannot forward a position of support.

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

*Mr. Kenneth Dupre, 3118 Louisiana Avenue, Lake Charles, LA*

*Mr. Dupre stated he wants to maintain the existing cover. He stated he had one previously there prior to hurricanes. The height is due to climate control over RV.*

*Mr. McBride asked if a permit was pulled for the cover. Mr. Dupre stated no.*

*Mr. Berryhill stated his concern with the quality of construction. Ms. Boring stated that as is, the structure is not permissible. If this request is approved, the structure would have to meet city code.*

*Chairman Joseph asked proponent to state name and address for the record.  
Mr. Justin Baker, 618 Pryce Street, Lake Charles, LA*

*Mr. Baker asked how the height allowance is determined. Ms. Boring stated it is measured from the average elevation of the proposed finished grade to the mean height between eaves and ridges for gable, hip, and gambrel roofs.*

*Mr. Berryhill stated it appears to be large for the area. Mr. Baker stated that other structures in the neighborhood look close to the property line.*

*Mr. Burguires stated that it seems to him the structure would have to be dismantled and reconstructed to meet city code.*

*Opposition: N/A*

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

**For:** 0

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

**Absent:** 0

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

**VAR 22-62 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** JEFF KUDLA, AIA

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to reduce a required 15' bufferyard to 10' at an existing gas station/convenience store, within a Residential Zoning District with a TND overlay. Location of the request is the **3170 E. McNeese Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to construct an addition on an existing gas station/convenience store reducing the required 15' bufferyard to 10', in a Residential Zoning District with a TND overlay. The property is bordered to the North and West by vacant property intended for commercial development and to the East and South by residential neighborhoods. Staff could find no evidence of hardship, therefore cannot forward a position of support.

*Chairman Joseph asked applicant to state name and address for the record.  
Mr. Jeff Kudla, 429 Kirby Street, Lake Charles, LA*

*Mr. Kudla stated the request is order to provide extra storage for stock. He stated this site is located within Morganfield Development and there are stricter guidelines. Mr. Kudla stated the reason the addition is not on the side is because the owner has future plans to possibly add a tenant space on side.*



Chairman Joseph asked proponent to state name and address for the record.  
 Mr. Singh, 631 Archwood Street, Lake Charles, LA

Mr. Singh stated Morganfield has rules in regards to how the building looks so we will be using stucco and brick to match the existing building.

Mr. Burguieres asked if the design committee has approved this request yet. Mr. Kudla stated no. He stated it was either come before this commission first or the design committee. We decided to start with the Planning Commission. Mr. Kudla stated the height of this addition is about 3ft. lower than the existing building but the structure will be wrapped with a parapet to match the height.

Opposition: N/A

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

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

**Against:** 0

**Absent:** 0

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

**VAR 22-63 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** ERIC WILLIAMS

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct an aggregate parking area at an existing motor vehicle dealership, within a Mixed Use Zoning District. Location of the request is **1912 Kirkman Street**.

**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to establish an aggregate parking area at an existing motor vehicle dealership, within a Mixed Use Zoning District. The property will meet all landscape requirements as outlined in Sec 5-210 in the Zoning Ordinance.

Chairman Joseph asked applicant to state name and address for the record.  
 Mr. Eric Williams, 3013 N. General Wainwright, Lake Charles, LA

Mr. Williams stated he wants to add rocks to the existing car lot.

Mr. Schram stated his concerns are the rocks going out onto the street. He suggested concrete driveway onto property.

Mr. Berryhill stated there needs to be some type of border to keep the rocks off the street.

Mr. McBride stated he is concerned with aggregate parking going into street; he feels the driveway should be concrete.

Mr. Williams expressed his concerns with the cost of concrete.

Mr. Berryhill asked what part of property applicant leases. Mr. Williams stated the building as well as the property to the South of building. Mr. Berryhill asked Mr. Williams if the city came to him telling him to put gravel down or did he go the city requesting to install gravel. Mr. Williams stated he received a letter stating more rock

*needed to be installed.*

*Ms. Boring stated there are tree and shrub requirements.*

*Mr. Williams again expressed his concerns with the cost of concrete being very expensive.*

*Mr. McBride made a motion that an 18ft. hard surface driveway be installed entering property; include landscaping timbers to control along required landscaping areas; and install required landscaping. Mr. Berryhill seconded the motion. All were in favor.*

*Opposition: N/A*

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

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

**Against:** 0

**Absent:** 0

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

**VAR 22-64 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** MICHAEL LEGER

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct a carport at a 21.6' front setback vs the required 30' front setback, within a Residential Zoning District. Location of the request is **351 Heather Street**.

**STAFF FINDINGS:** The on-site and site plan review revealed that the applicant is requesting to construct a carport with a reduced front setback of 21.6' vs the 30' front setback, within a Residential Zoning District. Staff could find no evidence of hardship, therefore cannot forward a position of support.

*Chairman Joseph asked applicant to state name and address for the record.  
Mr. Michael Leger, 351 Heather Street, Lake Charles, LA*

*Mr. Leger stated the reason for the request is to stay out of the rain due to health issues.  
Mr. Leger stated the structure is partially framed and there are neighbors with similar covers.*

*Opposition: N/A*

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

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

**Against:** 0

**Absent:** 0

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

**OTHER BUSINESS**

**ADJOURN**

*MEETING ADJOURNED.*

*APPROVAL OF THE MINUTES:*

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

\_\_\_\_\_  
*Doug Burguieres, Director  
Office of Zoning & Land Use*