



# 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, September 9, 2024

5:00 PM

Council Chambers

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### OPEN MEETING

*Chairman David Berryhill called the meeting of the Planning and Zoning Commission to order at approximately 5:00pm. Alvin Joseph led the meeting in prayer. Gus Schram led the Pledge of Allegiance. Chairman Berryhill requested a roll call.*

### ROLL CALL

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

**Absent** 3 - Adam McBride, Thomas Sanders Jr., and Mitchell Gregory Pete

### MINUTES OF PREVIOUS MEETING

*Chairman David Berryhill asked if everyone received a copy of the minutes from the previous meeting. Mr. Joseph made a motion to approve the minutes. Mr. Schram seconded the motion. The motion passed unanimously.*

### SPECIAL ANNOUNCEMENTS - PREFNL/MAJ/VAR 24-10 AND VAR 24-25 (PENTANGELI ROW DEVELOPMENT) HAVE BEEN WITHDRAWN PER APPLICANT'S REQUEST.

*Chairman Berryhill asked if there are any special announcements.*

*Mrs. Bynum 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. Mrs. Bynum asked applicants to remove their posted signs due to the inclement weather.*

### COMMISSION BUSINESS

#### PRELIM 24-01

#### LAKE CHARLES SUBDIVISION REGULATIONS

**APPLICANT:** STILLWATER DEVELOPMENT, LLC (THE RIDGE @ MORGANFIELD, PH 3)

**SUBJECT:** Applicant is requesting Preliminary Subdivision approval (Sec. 2.3) in order to subdivide a 10.1-acre tract of land into fifty-four (54), single-family residential tracts, within a Residential Zoning District. Location of the request is the **Westside 4600 Blk. Corbina Road.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed subdivision of a 10.1 acre tract of land into fifty-four (54), single-family residential tracts, within a Residential Zoning District, would meet the minimum lot size for subdivision development. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

*PRELIM 24-01 and VAR 24-44 were reviewed by the Planning & Zoning Commission.*

*Mrs. Brynum stated that the Planning staff wants to note that the plat identifies a reduced corner side setback, but that is not part of the request. Even though it is on the plat it would have to be requested as a separate variance.*

*Chairman Berryhill asked applicant to state name and address for the record.  
Tradd Trahan, Stillwater Development, 822 Harding Street, Ste 204, Lafayette, LA 70508*

*Mr. Trahan stated that this is a continuation of an existing neighborhood. Each time Stillwater Development comes before the Planning and Zoning Commission for a preliminary plat it requests a front setback variance. This is what is in the prior two phases, and based on the ordinances and staff recommendation, we have to request those variances.*

*Chairman Berryhill asked Mr. Trahan if he understood Mrs. Brynum comment.*

*Mr. Trahan asked if it was ok to request the variance at this time.*

*Mrs. Bynum stated that Mr. Trahan would have to request a separate variance, and he would have to come back before the Planning Commission.*

*Mrs. Bynum stated that as of right it would be a 15 ft. side setback instead of the 12 ft. as listed on the plat.*

**Chairman Berryhill requested a vote on PRELIM 24-01 and on VAR 24-04.**

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**PRELIM-VAR 24-02 LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** STILLWATER DEVELOPMENT, LLC (THE CREST AT MORGANFIELD, PH 5)

**SUBJECT:** Applicant is requesting Preliminary Subdivision approval (Sec 2.3), in order to subdivide a 20.302-acre tract of land into one hundred nine (109) single-family residential tracts, including Variance to reduce lot size requirement of noted lots, within a Residential Zoning District. Location of the request is the **Eastside 4700 Blk. Corbina Road.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed subdivision of a 20.302-acre tract of land into one hundred nine (109) single-family residential tracts, including Variance to reduce the lot size requirement of the following lots: Lot E37 (5,000 sf vs 6000 sf), Lots E1 - E15 and E-94 -E97 (5250 sf vs 6,000sf), Lots E16, E22, E23, E26-E36, E43, E93, E98-E109 (5,500 sf vs 6,000 sf), and Lots E65, E78-E80, E82-E92 (5,750sf vs 6000sf), within a Residential Zoning District. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

*PREFNLLIM/VAR 24-02 and VAR 24-45 were reviewed together.*

*Mrs. Bynum noted that the corner setback is listed on the plat as 12 ft.. She noted that this request has not been requested so the applicant would have to come before the*

*Planning Commission to get a variance.*

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

*Tradd Trahan, Stillwood Development, 822 Harding Street, Ste 204, Lafayette, LA 70508.*

*Mr. Trahan stated that this is a future phase of an existing neighborhood Phase 5. The lot size variance is just for a different lot product as Stillwood Development moves to the rear of the neighborhood. The variance request is similar to what was requested for The Ridge at Morganfield which is a reduced front setback.*

**Chairman Berryhill called for a vote on PREFNLVAR/VAR 24-02 and on VAR 24-45.**

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**PREFNL-VA LAKE CHARLES SUBDIVISION REGULATIONS  
R 24-15**

**APPLICANT:** JOHN DAWSON GILLAND (GILLAND SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a .36-acre tract of land M/L into two (2) residential lots including a Variance for a rear setback encroachment of an existing accessory carport, within a Mixed Use Zoning District. Location of the request is **1711 Alvin Street and 224-226 Helen Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed subdivision of a .36 acre tract of land into two (2) residential lots including a Variance for a rear setback encroachment of an existing accessory carport, within a Mixed Use Zoning District. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

*Mrs. Bynum noted that the Planning Office received comment from the Department of Engineering that separate taps are required for water and sewer at the owner's cost.*

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

*Larry Turner, 1300 Hillcroft Drive, Lake Charles, LA 70605*

*Chairman Berryhill asked Mr. Turner if he needed to add anything to the details listed.*

*Mr. Turner responded that he did not.*

*Mr. Schram stated that the drawing does not show a boundary between the 2 subdivided lots.*

*Mr. Schram made a motion and proposed an amendment to adjust the boundary line to be 3 ft. from the carport and 5 ft. from the duplex running north and south.*

*Mr. Joseph seconded the motion.*

*Chairman Berryhill, Mr. Schram, Mr. Joseph and Mr. Weeks voted in favor of the amendment.*

*No opposition.*

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

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**PREFNL  
24-16**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** LINDSEY PRIOLA (PRIOLA'S PONTIAC POINT SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a .45-acre tract of land M/L into two (2) residential lots, within a Residential Zoning District. Location of the request is **3415 Pontiac Drive.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed subdivision of a .45-acre tract of land into two (2) residential lots, within a Residential Zoning District, would meet the minimum lot size for subdivision development. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

*Mrs. Bynum noted that the Planning Office received comment from the Department of Engineering that separate taps are required for water and sewer at the owner's cost. Also the Planning office received a letter of support for this item.*

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

*Mr. Gayle was representing the applicant Lindsey Priola.*

*Mr. Gayle stated that this is an established subdivision with a higher density. The applicant will take the existing lot and subdivide it into 2 and build a patio style home. This already has been done directly across the street from this location.*

*Chairman Berryhill asked Planning Commissioners if they had any questions.*

*No questions were asked.*

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

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**PREFNL  
24-17**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** MATTHEW MARCANTEL (MARCANTEL-WILLOWBROOKE SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to combine two (2) existing residential lots into one (1) residential lot, within a Mixed Use-X Zoning District. Location of the request is **5819 Fire Willow Drive and vacant lot to North.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed subdivision request to combine two (2) existing residential lots into one (1) residential lot, within a Mixed-Use X Zoning District.

*Chairman Berryhill asked applicant to state name and address for the record.  
Matt Marcantel, 5819 Fire Willow Drive, Lake Charles, LA 70605*

*Mr. Marcantel stated he cannot combine both lots into one with the addition of his current home. He has received approval from HOA.*

*Mr. Joseph asked Mrs. Bynum to explain what Mixed-Use X means.*

*Mrs.. Bynum stated that the (X) means a planned development district.*

*No opposition*

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

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**PREFNL  
24-18**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** BRYCE RISHER (LEFLEUR APARTMENTS SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 10.76-acre tract of land M/L into two (2) development tracts, within a Mixed Use Zoning District. Location of the request is the **Deadend of Petro Point Drive.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed subdivision of 10.76 acre tract of land into two (2) development tracts, within a Mixed Use Zoning District, would meet the minimum lot size for subdivision development. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

*Mrs. Bynum noted that the Planning Office received comments from the Department of Engineering that no sewer is available at this location and that the water is available but will need to be extended at the owner's cost.*

*Chairman Berryhill asked applicant to state name and address for the record.  
Bryce Risher, 235 S 14th Street, Baton Rouge, LA 70802*

*Chairman Berryhill asked Mr. Risher if he had any questions.*

*Mr. Risher did not have any questions.*

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

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**FNL 24-02 LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** J. BREAUX ENTERPRISES LLC (AUDUBON PLACE SUBDIVISION, PH 2A)

**SUBJECT:** Applicant is requesting Final Subdivision approval (Sec. 2.4) in order to subdivide a 14.36-acre tract of land M/L into twenty-nine (29) residential lots, within a Mixed Use-X Zoning District. Location of the request is the **Northside 3800 Blk. E. Prien Lake Road.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed subdivision of a 14.36-acre tract of land into twenty-nine (29) residential lots, within a Mixed-Use X Zoning District. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

*Mrs. Bynum noted that the Planning Office received comments from the Department of Engineering that the City will not take ownership of any rear drains or detention ponds.*

*Chairman Berryhill asked applicant to state name and address for the record.  
George McAllen, 1807 W Gloria Switch Road, Carencro, LA 70520*

*Mr. McAllen stated that he was available to answer any questions.*

*Mr. Schram noted that this is a really large detention pond and asked what is the reason.*

*Mr. McAllen stated that the primary reason is that dirt is required to fill in the back to get the grades on the lots. The elevation did change in that area from the first filing to the second filing.*

*Mr. Schram askedt the applicant if he made the pond as big as he had to escalate.*

*Mr. McAllen responded "Yes, Sir."*

*Mr. McAllen stated that the pond covered additional phases worth of lots.*

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

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**MAJ-VAR 24-05 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** GARET BERRY

**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 Variances (Sec. 4--206) in order to 1) allow metal siding not in compliance with zoning requirements; 2) West side 8' setback vs. required 15'; 3) 10' rear setback vs. required 15'; and 4) 11' front buffer vs. required 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. This proposal came before the Planning Commission in May of 2023. The applicant failed to get their development approvals in the time allowed by the Conditional Use Permit, therefore staff feels the request falls reasonable.

*Chairman Berryhill asked applicant to state name and address for the record.  
Robin Basone, 428 Kirby Street, Lake Charles, LA 70601*

*Mr. Schram asked Mrs. Basone if there was anything different than what the commission approved.*

*Mrs. Basone answered, "No, Sir."*

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

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**MAJ 24-06 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** GEORGE CESTIA

**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(i)) in order to construct an additional dwelling unit (accessory pool house), within a Residential Zoning District. Location of the request is **5020 Sweetbay Court**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to construct an accessory pool house which is considered an additional dwelling unit, within a Residential Zoning District.

*Chairman Berryhill asked the Planning Commission members if there was any need to question the applicant on this request. None of the members present had any questions regarding this request.*

**Chairman Berryhill called for a vote.**

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**REZONE-MA J 24-04 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** 2207 DOREEN STREET, LLC

**SUBJECT:** Applicant is requesting to amend the official zoning map (Sec 5-207) from a Neighborhood Zoning District to a Mixed Use Zoning District companioned with a Major Conditional Use Permit (5-302(3)(b)) in order to construct an office building with external storage space. Location of the request is the **2207 Doreen Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to rezone a property from a Neighborhood Zoning District to a Mixed Use Zoning District companioned with a Major Conditional Use Permit in order to construct an office building with external storage space. Staff's review revealed the proposed property is bordered by vacant properties on all sides with the railroad to the North and I-10 to the West.

Chairman Berryhill asked applicant to state name and address for the record.  
Helina Wright, 127 Bertrandville Rd., Braithwaite, LA 70040

Mr. Schram stated that from the aerial view it looks as if the access to Railroad Avenue would be difficult.

Ms. Helina Wright replied that there is a road abutting the property.

Chairman Berryhill asked applicant to state name and address for the record.  
Elania Wright, 127 Bertrandville Rd., Braithwaite, LA 70040

Mr. Schram stated that it looks as if there are a lot of trees, and he cannot tell how the access is.

Ms. Helina Wright stated that the trees have been cleared in that area. There is a road that goes right under the overpass and it is abutted to the property.

Mr. Schram asked Ms. Wright if what she is proposing would be fronting on Doreen Street

Ms. Wright answered, "Yes."

Mr. Schram asked if what Ms. Wright is proposing to build would be fronting Doreen Street with a rear access to Railroad Avenue.

Ms. Wright answered, "Yes."

Mr. Schram then asked what kind of business is she planning to operate.

Ms. Wright answered a construction and storage facility.

Mr. Schram asked if it was going to be a construction company.

Ms. Wright answered, "Yes."

Mr. Schram asked if there was going to be materials or equipment or both.

Ms. Wright answered it is possibly going to be both.

Ms. Wright stated that the facility will be large enough to contain the equipment but it is possible that there will be materials in the back.

Mr. Schram asked the Wrights if they have studied the requirements of commercial property adjacent to residential property such as screening and fencing.

Ms. Wight answered, "Yes."

Mr. Schram asked if a fence would be required.

Mrs. Bynum stated that a fence is required for outdoor storage, some screening element would be required.

Ms. Wright stated that screening will be installed.



*Mr. Joseph asked Ms. Wright if there was any equipment there now.*

*Ms. Wright stated that a temporary office building is there.*

*Mr. Schram asked if it was a portable building.*

*Ms. Wright answered, "Yes."*

*Mr. Schram noted that a 60 x 40 metal building is being proposed.*

*Chairman Berryhill asked opponent to state name and address for the record.  
Doblen Washington*

*Ms. Washington submitted a list of petitioners opposed to the project. Mrs. Washington stated she would like to keep the integrity of the neighborhood. There are used trailers, junk vehicles and tall grass on the property.*

*Ms. Washington owns the property at 103 Albert Street. She owns several properties in the area and plans to build residential homes. The storage and construction will change the whole neighborhood.*

*Chairman Berryhill asked opponent to state name and address for the record.  
Gwen Citizen, 2205 Church Street, Lake Charles, LA*

*Mrs. Citizen noted that people are still trying to make repairs from the storm. She also noted that there are vehicles, trailers and tall grass in the area.*

*Ms. Doblen stated a dump truck dumped gravel on her property and is unable to mow her yard.*

*Chairman Berryhill asked opponent to state name and address for the record.  
Ella Washington - mother of Doblen Washington*

*Mrs. Ella Washington is also opposed and owns a large portion of the property in the area.*

*Ms. Helina Wright stated that her goal is to improve the neighborhood and increase property value. She is not proposing for temporary trailers to be there.*

*Chairman Berryhill asked about items on the property which need to be removed.*

*Ms. Helina Wright stated that the vehicles were removed. The temporary trailers are still there. They are office buildings.*

*Chairman Berryhill asked if there were abandoned equipment or vehicles.*

*Ms. Helina Wright responded, "No."*

*Chairman Berryhill then asked about traffic from commercial vehicles. What kind of vehicles will be driven back there?*

*Ms. Helina Wright stated that there will be access from under the bridge from Railroad Avenue.*

*Chairman Berryhill asked about the gravel that is currently on Ms. Doblen Washington's*

*property.*

*Ms. Helina Wright is willing to address the issue.*

*Chairman Berryhill asked if any gravel was added to have access to Railroad Avenue.*

*Ms. Helina Wright stated she would have to investigate it.*

*Mr. Schram stated that there is a conflict when you put two uses together, then you end up with a traffic problem.*

*Mr. Schram stated that Ms. Wright is asking the commissioners to spot zone a piece of property which is to change the zoning of one piece of property inside of another area that is already zoned differently.*

*Chairman Berryhill noted that there is a portable building on the property. He then asked Ms. Wright if she was operating out of the portable building.*

*Ms. Wright replied, "No."*

*Chairman Berryhill then asked Ms. Wright if she permitted the placement of this building on the property.*

*Ms. Wright replied, "No."*

*Chairman Berryhill asked if there is any business being conducted on this property.*

*Ms. Wright replied, "Not currently."*

*Ms. Wright stated that there are currently 2 portable buildings still there, the vehicles have been moved and the trailer will be moved.*

*Chairman Berryhill stated that in considering this request the Zoning Commission is talking about both plats of property.*

*Mrs. Bynum stated that that would be a multi lot development. She also noted that as soon as there is a residential use on a piece of property a 6 ft. privacy fence would have to be provided.*

*Chairman Berryhill asked opponent to state name and address for the record.  
Thomas Sinegal, 1451 Cathy Street, Lake Charles, LA*

*Mr. Sinegal said that the street is very narrow; it is hard to get 2 cars through. Mr. Sinegal spoke to John Wright, brother of Helina and Elania. John Wright stated that the initial building was 40 x 60 and it has now been changed to 100 x 100.*

*Ms. Helina Wright stated that she is not aware of any changes.*

*Mr. Schram stated the issue is to be able to get access to Railroad Avenue to be able to get in and out in order to avoid conflicts by people coming in through the other side of the neighborhood. "If you can create the access then maybe you could eliminate that conflict," he said "you will need to solve the issues of other people's property and how wide the road is and what it takes to make it passable." He also asked that the Wright's get the property surveyed.*

*Mrs. Bynum noted that because this is a rezone request it will have to go before City Council.*

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

**For:** 1 - Gus Schram III

**Against:** 3 - Alvin Joseph, David Berryhill and Reginald Weeks

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**SPC 24-04 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** PHI ZETA OF CHI OMEGA HOUSE CORP.

**SUBJECT:** Applicant is requesting a Special Exception (Sec. 4-206) in order to reconstruct a non-conforming use (Chi Omega Sorority House-McNeese Chapter), within a Neighborhood Zoning District. Location of the request is **4209 Auburn Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to reconstruct an sorority house for the Chi Omega Fraternal Organization that was destroyed from the storm effects of hurricane Laura and Delta. This reconstruction is consistent with the previous use of the property and is located along the fraternal row of McNeese State University. This case was heard by the Planning Commission in May of 2022. The applicant failed to get their development approvals in the time allowed, therefore staff feels this request is reasonable.

*Chairman Berryhill asked the Planning Commission Members if they had any questions.*

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

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**SPC 24-05 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** MARY WILKINSON

**SUBJECT:** Applicant is requesting Special Exception (Sec. 4-206) in order to install an additional sign, within a Business Zoning District. Location of the request is **1432 Broad Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to install a permanent off-site low profile sign that is somewhat categorized as a political/service oriented services display. Staff feels this request is reasonable considering it does not fall within the true look of an offsite sign/billboard display.

*Chairman Berryhill asked applicant to state name and address for the record.  
Mary Wilkinson, 23285 Hwy 383, Iowa, LA*

*Chairman Berryhill stated that Ms. Wilkinson is wanting to install an informational sign.*

*Ms. Wilkinson acknowledged that it is a very professional sign. She is also aware of the restrictions, the distance from the street and from the neighboring property (Jim's Seafood). This was originally made a special exception because the business UTEC sign is painted on the front of the building. So this would be a single sign on that property.*

*Mr. Schram asked if the website is owned by a charity.*

*Ms. Wilkinson responded Louisiana Right to Life owns the website.*

*Mr. Schram stated that it seems like the property owners are allowing this to be done on their property. It is somewhat of a donation to this charity.*

*Ms. Wilkinson said correct.*

*Mr. Schram asked what is the technical makeup of the sign.*

*Ms. Wilkinson responded it is a PVC frame which looks like wood, the graphic is on metal, it is not vinyl.*

*Mr. Weeks asked if the owner of the property allows you to install the sign what happens if the ownership changes.*

*Ms. Wilkinson stated that the new owner would have the right to remove the sign.*

*Mrs. Bynum agreed with Ms. Wilkinson.*

*Mr. Weeks asked if the non-profit is paying for the sign and the installation.*

*Ms. Wilkinson replied, "Yes."*

*Mr. Joseph asked Mrs. Bynum if she had any staff findings that may categorize this as a political sign.*

*Mrs. Bynum stated that there are on-site signs which are signs to advertise the business on the site. There is also a category of an off-site sign which is also considered an advertisement. Because of the size and the fact that this is a non-profit it did not really fall under either category. It is much like a free speech, but it is a permanent fixture and a permanent sign. Therefore it needed to get a variance approval.*

*Mr. Weeks asked Ms. Wilkinson if the non-profit is responsible for construction of the sign.*

*Ms. Wilkinson replied, "Yes."*

*Mr. Weeks then asked Ms. Wilkinson if she would be willing to have this variance amended so that if the property did change Ms. Wilkinson would be responsible for taking it down if the new owner requested.*

*Ms. Wilkinson replied, "Definitely."*

*Chairman Berryhill asked Mrs. Bynum if the permit process verifies who the owner of the property is.*

*Mrs. Bynum replied correct.*

*Chairman Berryhill noted that the ownership is verified and you cannot put a sign on someone's property without their consent.*

*Mrs. Bynum agreed.*

*Chairman Berryhill noted that the reason the Zoning Commission is reviewing this is because there is no conforming code for this type of sign.*

*Mrs. Bynum confirmed. It was not an as of right sign.*

*Chairman Berryhill noted that any time the owner could convert this to his own use but it would have to be permitted again if he has met the allowable square footage for sign.*

*Mr. Schram asked Ms. Wilkinson if she would consider a time limit.*

*Ms. Wilkinson replied, "Yes."*

*Ms. Wilkinson stated that ABC counseling is constructing a new building off of Belden Street which is to be completed by the fall. The owner was asking if there is any way the agency could put a site that would help people find them in that area of town.*

*Chairman Berryhill asked Mrs. Bynum if this sign falls in the allowable square footage for this location.*

*Mrs. Bynum replied, "Yes."*

*Chairman Berryhill asked if this went over the allowable square footage for this location would it be allowed.*

*Mrs. Bynum stated that this sign is separate and apart from whatever signage would be allowed on the property.*

*Chairman Berryhill stated that this is an addition*

*Mrs. Bynum replied, "Yes." "We are looking at it as a separate sign."*

*Chairman Berryhill asked if there was a size limit.*

*Mrs. Bynum responded, "Yes". "For signs like this we look at several different factors. We look at the frontage of the property as well as the face of the building."*

*Chairman Berryhill stated that the sign can use the same formula and the business can use the same formula and there would be two separate calculations.*

*Mrs. Bynum responded, "Yes." "We are using the same calculations, but if the business wanted to install a sign we are not going to subtract the square footage from that. This would be a separate request."*

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

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

**Against:** 2 - Alvin Joseph and Reginald Weeks

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**SPC 24-06      CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE  
 APPLICANT:    CHEROKEE SERVICES**

**SUBJECT:** Applicant is requesting Special Exception (Sec. 4-206) in order to re-establish a commercial use, within a Neighborhood Zoning District. Location of the request is **131 Eddy Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to re-establish a commercial office use with an off street parking configuration (drive in parking). Staff feels this use is consistent with the previous use as an office/warehouse facility and strict conformity to the design standards would greatly limit the amount of parking available on site, therefore recommends approval of the application.

*Chairman Berryhill asked applicant to state name and address for the record.  
Brent Vest, 2973 Goss Road, Moss Bluff, LA*

*Mr. Vest stated that he owns the building located at 131 Eddy Street and is renting the building to Cherokee Services.*

*Chairman Berryhill asked Mr. Vest what type of business is Cherokee Services.*

*Mr. Vest replied Cherokee Services delivers fuel to the plants. It is basically an office for one employee for clerical work. Most of the business is delivering fuel to the plants which is not on site. There is a truck that parks in the rear. He noted that this is not a business that takes appointments.*

**Chairman Berryhill III called for a vote. The motion carried with the following vote.**

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**VAR 24-31 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** CHERYL DENNY ANCELET

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct an accessory camper cover 3' from side property line vs. the required 5', within a Neighborhood Zoning District. Location of the request is **2215 Cypress Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to construct an accessory camper cover 3' from the side property line vs the required 5', within a Neighborhood Zoning District. Staff's review revealed the property to the north, where the encroachment is being requested, is residential. Staff can find no evidence of hardship and therefore cannot forward a position of support.

*Mrs. Bynum noted that the Planning Office received a call of opposition.*

*Chairman Berryhill asked applicant to state name and address for the record.  
James Ancelet, 2215 Cypress Street, Lake Charles, LA*

*Mr. Ancelet was not aware that he needed a permit and has drilled his piers 3 ft. from the property line.*

*Chairman Berryhill asked Mr. Ancelet if the property has been surveyed.*

*Mr. Ancelet responded the property was surveyed when the house was built.*

*Mr. Ancelet stated that he is 3 ft. from the fence.*

*Mr. Schram asked Mr. Ancelet if he was measuring from the edge of the piers to the fence.*

*Mr. Ancelet stated he is measuring from the center of the piers to the fence.*

*Chairman Berryhill asked Mr. Ancelet how big are the piers.*

*Mr. Ancelet responded 12 x 12 and 4 ft. deep.*

*Mr. Schram recommended that Mr. Ancelet hire a surveyor to approve where the line is. The inspector would have to verify if it meets 3 ft. or not.*

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

*Cheryl Denny Ancelet, 2215 Cypress Street, Lake Charles, LA*

*Ms. Ancelet stated she has the survey for the property and would like to build a cover over the camper.*

*Mrs. Bynum stated that for clarification a survey needs to be done which will give the inspector the ability to measure the 3 ft. Also for clarification the 3 ft. does not go to the center of the column; it will go to the edge. It will be from the property line to the edge of the vertical structure.*

*Mr. Schram proposed that the application be amended to require a designation of the property corner be determined by a license surveyor or Mr. Ancelet can use his existing survey and mark it.*

*Mr. Joseph seconded the motion.*

*Chairman Berryhill, Mr. Schram, Mr. Joseph and Mr. Weeks voted in favor of the amendment.*

**Chairman Berryhill called for a vote as amended. The motion carried with the following vote.**

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**VAR 24-35 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** RHINO RENOVATORS

**SUBJECT:** Applicant is requesting Variances (Sec. 4-205) in order to construct an additional accessory building 1) 4.5ft. from rear property line vs. required 5ft.; 2) 3.8ft. from side property line vs. the required 5ft.; and 3) exceeds 40% of principal structure, within a Residential Zoning District. Location of the request is **1618 Watkins Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to construct an enclosed accessory structure with variances on a single-family residential lot. Although there are existing non-conforming accessory structures in the immediate neighborhood; staff can find no evidence of hardship therefore cannot forward a position of support.

*Chairman Berryhill asked applicant to state name and address for the record.  
Randy LeJeune, 1027 Enterprise Blvd., Lake Charles, LA*

*Mr. LeJeune is the general contractor for this project. He stated that instead of an enclosed accessory structure he will be building an open carport for the owner. On the back side of the structure which would be the west side which is 4 ft. x 30 ft. would be used for storage such as lawnmowers etc. The driveway is existing. The carport will be placed on top of the existing driveway.*

**Chairman Berryhill call for a vote. The motion carried with the following vote.**

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**VAR 24-37**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** SWLA CONSTRUCTORS & DEVELOPMENT

**SUBJECT:** Applicant is requesting Variances (Sec. 4-205) in order to exceed the maximum allowed two curb cuts (7 vs. 2) and deviate from required sufficient maneuver and access aisle to permit vehicles to enter and leave in a forward manner in a multi townhome development, within a Mixed Use Zoning District. Location of the request is **619 Clarence Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to construct an unconventional parking configuration for a multi-attached townhome development thereby allowing "dive in" parking for the dwelling units in a multi-family development. Although non-conforming parking configurations exist in the immediate area staff cannot forward a position of support for the application.

*Mrs. Bynum noted that if approved this would not alleviate the requirement for landscaping. There was also a previously approved parking layout and the petitioner has changed the parking layout.*

*Chairman Berryhill asked applicant to state name and address.  
Scottie Spell, 6240 White Oak Drive, Lake Charles, LA*

*Chairman Berryhill asked Mr. Spell that even though these are individual town homes Mr. Spell wishes to have individual driveways.*

*Mr. Spell responded "Yes." "We are trying to make it feel more individual and more homely instead of a parking lot. It will have more landscaping and curb appeal."*

*Mr. Schram asked Mr. Spell how wide are the driveways.*

*Mr. Spell answered 12 feet.*

*Mr. Schram asked if you could pass 2 cars.*

*Mr. Spell answered, "No, Sir."*

*Mr. Schram mentioned that Mr. Spell had a previously approved design for a parking lot.*

*Mr Spell answered it was 2 parking lots.*



*Mr. Schram asked if this allowed for the ability to pull out onto the street head first.*

*Mr. Spell answered, "Yes, Sir."*

*Mrs. Brynum stated that this is a requirement for a multi-family development.*

*Mr. Schram stated that the effort with multi-family arrangements is to try to not increase the amount of backing out into the street.*

*Mr. Spell stated that he is 59 ft. from the road.*

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

**For:** 1 - Reginald Weeks

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

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**VAR 24-38 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** SHADDOCK JONES, LLC

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct a gravel parking area in order to provide additional parking, within a Mixed Use Zoning District. Location of the request is **1508 Hodges Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to install a gravel accessory parking area to support additional parking for an office use. The aggregate will be accessed from an existing concrete drive area. Staff review of the drawings could not determine if the 8' bufferyard requirements were met. Additionally, landscape requirements would also apply.

*Chairman Berryhill asked applicant to state name and address for the record.  
Mary Shaddock, 1427 Watkins Street, Lake Charles, LA*

*Ms. Shaddock noted that the staff findings she received by certified mail were different than the staff findings presented at the meeting.*

*Chairman Berryhill asked Ms. Shaddock to clarify that.*

*Ms. Shaddock stated that the staff findings stated that the aggregate will be accessed from an existing concrete drive area; therefore the staff feels the request fall reasonable. The staff findings for the agenda today states landscaping requirements and 8 ft. bufferyard requirements.*

*Ms. Shaddock did not realize that a permit was necessary to place gravel on her property.*

*Chairman Berryhill asked Ms. Shaddock how many spots her business has.*

*Ms. Shaddock stated that she owns the whole building.*

*Ms. Shaddock mentioned that she had a warehouse which was destroyed by Laura. The warehouse was demolished and she kept the back part of the warehouse which was the office building.*

*Chairman Berryhill asked Ms. Shaddock if she planned to landscape in the front.*

*Ms. Shaddock responded she has placed a planter.*

*Chairman Berryhill asked Mrs. Bynum if there would still be landscape requirements in the front.*

*Mrs. Bynum responded, "Yes".*

*Chairman Berryhill explained the reason for the landscape requirements was to buffer the area from the road. It helps with the projection of headlights when someone pulls in.*

*Mrs. Bynum stated that there needs to be an 8 ft. bufferyard along the property line since it is a residential use adjacent and this is going to be used for commercial purposes parking. There also needs to be an 8 ft. bufferyard which also comes with landscaping requirements. The 8 ft. bufferyard was not identified on the submitted drawings.*

*Chairman Berryhill stated that it looks as if there are currently 3 to 4 parking spaces.*

*Ms. Shaddock stated that she just wants to add a couple more parking spaces.*

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

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**VAR 24-39 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** SHADDOCK JONES, LLC

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to maintain an existing accessory building without a primary structure on lot, within a Mixed Use Zoning District. Location of the request is **429 6th Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to maintain an accessory structure without a principal structure on the same lot. The principal use is located across the street on the south side of the property. If approved an appropriate privacy fence will be required along abutting residential properties. Fencing is not allowed beyond the front setback allowed on the site of the Hodges Street frontage. There are currently site triangle issues present due to the current fencing. If approved, all necessary permits must be obtained and development requirements met.

*Mrs. Bynum noted that this area is in a flood zone and that there are flood zone requirements. It is required to be flood vented. Mrs. Bynum does not think that a permit was obtained for the storage building..*

*Chairman Berryhill asked applicant to state name and address for the record.  
Mary Shaddock, 1427 Watkins Street, Lake Charles, LA*

*Ms. Shaddock stated that the storage building is 400 sq. ft. It is on a cinder block and is tied down. She had the building inspector come out and check the tie downs.*

*Chairman Berryhill asked Ms. Shaddock if she was saying that the building was inspected when it was put in place.*

*Ms. Shaddock responded, "Absolutely."*

*Mrs. Bynum noted that at minimum a zoning compliance is required. "Our office evaluates setbacks and bufferyards." Mrs. Bynum is not sure how a building inspector went to the location if the Permit Center does not have a permit or a zoning compliance. She noted that it is in a flood zone and there are certain requirements.*

*Chairman Berryhill stated that it looks like Ms. Shaddock had the property screened.*

*Ms. Shaddock replied, "She did."*

*Mr. Weeks asked when was the building was inspected.*

*Ms. Shaddock responded right after Laura. "The front half of the building is a warehouse which was destroyed during Laura. This has always been a maintenance area," she said.*

*Chairman Berryhill stated that the chain link fence on the edge of the property would have to be removed.*

*Ms. Shaddock stated that that fence has been there since Guth Dairy.*

*Chairman Berryhill stated that the fence is not conforming to the code.*

*Ms. Shaddock stated she is just trying to keep her storage building.*

*Chairman Berryhill stated that she has made application for a non-conforming building and therefore the property has to be brought up to the current standard.*

*Ms. Shaddock stated that she would have to take the fence down.*

*Chairman Berryhill stated that she can only have fence if it is not on the edge of the property.*

*Ms. Shaddock stated if she moves the shed then she does not have to do anything.*

*Mrs. Bynum said if Ms. Shaddock moves the shed and the screening she will still have a site triangle issue because of the screening. Once she develops the site the entire site needs to come up to the current standards and regulations. If you scraps it and moves everything the only thing remaining that would be an issue is the screening because it is causing a site triangle issue.*

*Ms. Shaddock stated that the cost to move the accessory building would be prohibited.*

*Chairman Berryhill stated that the code is in place to protect her investment.*

*Mrs. Bynum noted that the complaint was generated by a complaint through Property Standards and the zoning issues were referred to the Zoning office.*

*Chairman Berryhill told Ms. Shaddock that the Planning Commission can consider the application. The Commissioners just wanted you to be aware that there are some items to be corrected on the property. It was noted that Ms. Shaddock could install a fence around that building if approved. You could enclose it to secure that property with a privacy fence. It just can't come all the way to the front of the property. Whatever voting we do for or against still does not remove the requirements of maintaining the property to the current standards of the City, he said.*

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

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**VAR 24-40 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** BROSSETT ARCHITECT

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to maintain an existing parking area and install a required exit sidewalk within a required bufferyard along the South property line, within a Neighborhood Zoning District. Location of the request is **1320 N. Simmons Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to reconstruct a regional library facility that was destroyed by the storm effects of hurricane Laura and Delta. The applicant is requesting to maintain the existing parking configuration that is considered non-conforming due to recent code revisions for new and substantial improvements to development tracts.

*Mrs Bynum stated that staff finds the request reasonable since the existing parking configures has been there.*

*Chairman Berryhill asked applicant to state name and address for the record.  
Jeremy Durham, 311 E Hale Street Apt. C, Lake Charles, LA*

*Mr. Durham is an architect with Brossett Architect.*

*Chairman Berryhill asked Planning and Zoning Commission board if there were any questions.*

*None of the board members had questions.*

**Chariman Berryhill called for a vote. The motion carried with the following vote.**

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**VAR 24-41 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** MARCELL CARDENAS

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order construct a residential dwelling unit 24.6ft. from front property line vs. the required 30ft., within a Residential-X Zoning District. Location of the request is **6160 Gray Plantation Drive.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting a reduction of the front setback for the new residential structure due to the enhanced R-O-W along Gray Plantation Drive and the rear of the property condition being a marshy area and Flood Hazard Zoning Classification. Staff only can forward a position of support with adherence to any recommendations of the Graywood Review Committee recommendations.

*Mrs. Bynum noted the comments from the Engineering Department stating that there is no sewer available at this location. The sewer must be extended and tapped at the owner's expense.*

*Chairman Berryhill asked applicant to state name and address for the record.  
Marcell Cardenas, 2116 Constance Rd., Lake Charles, LA*

*Mr. Cardenas stated that the setback is minimum. The setback from the road to the property is 90 ft. He is maintaining the 50 ft. as required but Mr. Cardenas is requesting a 5 ft. setback.*

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

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**VAR 24-42 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** SIGN WORLD

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order construct a 40ft. in height monument sign vs. the required maximum height of 10ft., within a Business Zoning District. Location of the request is **3030 Legion Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to reconstruct an on-site sign that was destroyed by the storm effects of hurricane Laura and Delta. The applicant is requesting to construct a monument type sign according to the new design standards for signage but exceeding the height max requirement of 10' due to recent code revisions for new and substantial improvements to development tracts for signage.

*Chairman Berryhill asked applicant to state name and address for the record.  
Kemp Dousay, 1175 Hwy 12, DeQuincy, LA*

*Chairman Berryhill asked Mr. Dousay if he wanted to get more visibility.*

*Mr. Dousay responded yes. The sign ordinance is very restrictive on the interstate corridor. Mr. Dousay noted that the sign was purchased before the new sign ordinance was approved. He will still install a monument sign but would like it to be higher.*

*Mr. Schram asked Mr. Dousay to pinpoint the exact location on the map. Mr. Schram noted that the property goes across the coulee.*

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

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**VAR 24-43 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** WILLIAM ELDER

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order construct an accessory shop/outdoor building 3' from side property line vs. the required 5', within a

Residential Zoning District. Location of the request is 5469 Moulin Rouge Drive.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to construct a detached enclosed accessory shop storage building 3' from the side property line. This falls within the allowance for a setback reduction if the commission finds the request meets the criteria for a hardship.

*Chairman Berryhill asked applicant to state name and address for the record.  
William Edler, 5469 Moulin Rouge, Lake Charles, LA*

*Mr. Elder is requesting 3 ft. from the side property line vs. the required 5 ft. The neighboring property owner has signed the acknowledgement, and he plans to have owners on the south side sign as well. The reason for the request is because the location of the septic tank on that side of the property, 2 more feet would allow for an outdoor building.*

*There were no further questions from the board.*

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

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**VAR 24-44 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** STILLWATER DEVELOPMENT, LLC

**SUBJECT:** Applicant is requesting Variances (Sec. 4-205) in order to construct homes with reduced setbacks of 20' front setback vs. 30' front setback and increase maximum lot coverage from 40% to 50%, within a Residential Zoning District. Location of the request is the **Westside 4600 Block of Corbina Road (The Ridge at Morganfield, Phase 3).**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting variances to support a detached single-family product with various floor plan layouts for prospective homebuyers. Staff feels this request is reasonable due to the request applying to the entire subdivision.

*Please see minutes under PRELIM 24-01. VAR 24-44 and PRELIM 24-01 were reviewed together.*

**Chairman Berryhill called for a vote.**

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**VAR 24-45 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** STILLWATER DEVELOPMENT, LLC

**SUBJECT:** Applicant is requesting Variances (Sec. 4-205) in order to construct homes with reduced setbacks of 20' front setback vs. 30' front setback and increase maximum lot coverage from 40% to 50%, within a Residential Zoning District. Location of the request is the **Eastside 4700 Block of Corbina Road (The Crest at Morganfield, Phase 5).**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting variances to support a detached single-family product with various floor plan layouts for prospective homebuyers. Staff feels this request is reasonable due to the request applying to the entire subdivision.

*Please see minutes under PRELIM 24-02. VAR 24-45 and PRELIM 24-02 were reviewed together.*

**Chairman Berryhill called for a vote**

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**VAR 24-46 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** CHAD PAULK

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct new residence to exceed the maximum lot coverage of 40%, within a Residential-X Zoning District. Location of the request is **6560 White Oleander Circle West**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting an increase in lot coverage which is similar to recently approved variances within the subdivision. Staff only can forward a position of support with adherence to any recommendations of the Graywood Review Committee recommendations.

*Chairman Berryhill asked applicant to state name and address for the record.  
Chad Paulk, 6556 White Oleander Circle W, Lake Charles, LA*

*Chairman Berryhill asked the board members if they had any questions for Mr. Paulk.*

*There were no questions from the board.*

**Chairman Berryhill called for a vote. The motion carried with the following vote,**

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

**Against:** 0

**Absent:** 3 - Adam McBride, Thomas Sanders Jr. and Mitchell Gregory Pete

**OTHER BUSINESS**

**ADJOURN**