



# 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, July 8, 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. Reginald Weeks led the Pledge of Allegiance. Chairman Berryhill requested a roll call.*

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

**Absent** 0

**Excused** 2 - Thomas Sanders Jr., and Mitchell Gregory Pete

### ROLL CALL

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

**Absent** 0

**Excused** 2 - Thomas Sanders Jr., and Mitchell Gregory Pete

### MINUTES OF PREVIOUS MEETING

*Chairman David Berryhill asked the commissioners received a copy of the minutes from the previous meeting. Mr. Weeks noted corrections to be made to the minutes from the meeting held on May 29th. Mr. Joseph made a motion to approve the corrections to the minutes. Mr. Weeks seconded the motion. The minutes were approved as amended.*

### SPECIAL ANNOUNCEMENTS

*Chairman David 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.*

### COMMISSION BUSINESS

#### CIP 24-01

#### CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

**APPLICANT:** CITY OF LAKE CHARLES

**SUBJECT:** Resolution recommending approval of the Capital Improvement Program for 2024-2029 and the succeeding five (5) year Plan for the City of Lake Charles, Louisiana.

**STAFF FINDINGS:** The Capital Improvement Program (CIP) for the City of Lake Charles is a 5-year plan that outlines proposed improvements to streets, drainage, recreation facilities, lakefront and downtown development, waste water and sewer systems, water system, and general public facilities. The fiscal year 2024-2029 Capital Improvement Program is for the upcoming year's budget proposal. The proposal will be presented to

the Lake Charles City Council for their approval.

*Chairman David Berryhill stated that the commissioners have spent hours going over in detail the proposed budget.*

*Mrs. Bynum stated that the board is going to amend the Capital Improvement Program from the July 2, 2024 revised set sent to the Planning and Zoning Commissioners.*

*Mr. Schram made a motion that the board adopt the amended July 2nd version of the Capital Improvement Plan.*

*Mr. McBride seconded the motion.*

*Mr. John Cardone, City Administrator thanked the members for their support and for reviewing the Capital Improvement Project plan.*

**Chairman Berryhill called for a vote as amended. The motion carried with 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 Mitchell Gregory Pete

**PREFNL  
24-11**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** KMK LAW/BRITTANY OTTO (FINCHUM SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 0.14-acre tract of land into two (2) lots (with re-adjusted lot lines), within a Neighborhood and T-4 Urban Transect Zoning District. Location of the request is the **Northeast section of Pine Street @ Bilbo Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a .14-acre tract of land into two (2) lots (with re-adjusted lot lines), within a Neighborhood and T-4 Urban Transect Zoning District. If approved, applicants shall adhere to any recommendations by the Department of Engineering and Public Works.

*Chairman Berryhill deferred this request till the next meeting scheduled meeting in August.*

**PREFNL  
24-12**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** BLAKE WALKER (RGW SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 0.5-acre m/l tract of land into three (3) lots, within a Business Zoning District. Location of the request is the **Northwest corner 12th Street @ Ford Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a .5-acre m/l tract of land into three (3) lots, within a Business Zoning District. If approved, applicants shall adhere to any recommendations by the Department of Engineering and Public Works.

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

*Blake Walker, 4521 Stillwood Lane, Lake Charles, LA*

Mr. Walker stated that there are 2 lots and a house across the backside of both lots. Mr. Walker would like to take the 2 lots and turn it into 3 lots so that he can section off the back portion where the house is to either repair or sell the home. Mr. Walker currently does not have any specific plans for the lots. He wants to section off the back portion where the house sits so that it can be sold separately and retain the front side.

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

Elizabeth Hoffpauir, 709 W. School Street, Lake Charles, LA

Mrs. Hoffpauir owns the abutting property to the property in question. Her family has owned the particular property that faces 11th Street but the back part is abutting to Mr. Walker's property. Mrs. Hoffpauir wanted it to be part of the record that she did not receive any information about the meeting being held. The property designated as Lot #2 on the map has been owned by her family for 60 years. Mrs. Hoffpauir's property abuts Lot #1 and Mr. Walker stated that he is planning to repair or sell the home. Mrs. Hoffpauir stated that behind the West property line of Lot 1 is marked incorrectly on the information the board members received. The property owner next to Mrs. Hoffpauir to the West stems almost to the end of Mr. Walker's Lot 1 on the west side. Mrs. Hoffpauir requested that the plat be corrected before any decision is made by the board. Mrs. Hoffpauir was hoping to find out what the purpose is for Lots 2 & 3 since the property is zoned as Business. Mrs. Hoffpauir would like to propose that the commissioners table this request until the paperwork is in order especially the plot and perhaps visit it again at the Planning Zoning Commission next meeting and maybe the owners will have a better idea of what they would like to put on Lots 2 & 3.

Mr. Walker stated the surveyor for the plat is O'Neal Hebert Land Surveyor. Mrs. Hoffpauir's concern about the incorrect plat has nothing to do with what Mr. Walker is proposing. He does not see why this item should be tabled because it has no impact on turning these 2 lots into 3 lots. He does not have specific plans for Lot 2 & 3.

Mrs. Bynum stated that these lots meet the minimum lot size, and the Planning office does not require plans for a subdivision to develop the property.

Mr. Schram asked Mrs. Bynum to explain for Mrs. Hoffpauir's benefit the process of permitting future projects to develop this.

Mrs. Bynum stated that to develop the property the Permit Center would have to receive a permit. The property is in a Business Zoning District. To develop the front side of the property Zoning and Engineering will review it. As of right there are a lot of options in a Business Zoning District. For example an office building is as of right in a Business Zoning District. A fence would be required. There are some things the zoning office puts in place to make sure that it is more appropriate when it is abutting a neighborhood. But the house is in between kind of as a buffer. If any variances are needed Mr. Walker would have to appear before the board.

Mrs. Hoffpauir once again asked the commission to table this case until Mr. Walker has a plan as to what he will be doing with Lots 2 & 3.

Mrs. Bynum stated that this subdivision will only affect the 3 lots that Mr. Walker is identifying (nothing else around it). Our office does not require that Mr. Walker have a plan in order to subdivide the property.

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

**For:** 4 - Adam McBride, Alvin Joseph, David Berryhill and Gus Schram III

**Against:** 1 - Reginald Weeks

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Mitchell Gregory Pete

**VAR 24-26 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** LEMOINE DISASTER RECOVERY

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to re-construct a residence with a 20' front setback vs. the required 30' front setback requirement, within a Neighborhood Zoning District. Location of the request is **1029 Carl Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to reconstruct a residence with a 20' front setback vs. the required 30' front setback required, within a Neighborhood Zoning District. Staff's review revealed other lots on Carl Street with similar and smaller setbacks.

*Chairman Berryhill noted that the applicant was not present. He asked if there were any comments that needed to be placed on the record.*

*Mr. Schram noted that the board had approved a similar case from Lemoine Disaster Recovery earlier.*

*Mrs. Bynum stated that it is possible.*

*Mr. Schram asked if this new structure had the same footprint as the old structure.*

*Mrs. Bynum responded that the structure appears to be in the same footprint.*

*Mr. Weeks asked Mrs. Bynum if she was approving the application or finding no hardship.*

*Mrs. Bynum stated that there are similar circumstances and the existing condition is very similar. The Planning Office feels the request is reasonable especially when there is a disaster recovery case involved.*

**Chairman Berryhill called for a vote. The motion carried with 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 Mitchell Gregory Pete

**VAR 24-27 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** BILLY NAVARRE CERTIFIED USED CAR IMPORTS, LLC

**SUBJECT:** Applicant is requesting to renew a previously approved Variance (Sec. 4-205) in order establish a business office in a portable building on an arterial street, within a Business Zoning District. Location of the request is **101 W. Prien Lake Road**.

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

requesting to maintain an unpermitted commercial portable building on an arterial roadway that was previously approved by VAR 23-10 on 03/13/23. The approval was amended as follows: allow portable building for a period of 18 months from the date of approval by the Planning Commission, while meeting all other development standards.

*Chairman Berryhill asked applicant to state name and address for the record.  
Jerry Peloquin, 2821 Hwy 14 E, Lake Charles, LA*

*Chairman Berryhill stated that last year when Mr. Peloquin came before the commission the applicant was waiting on DEQ.*

*Mr. Peloquin stated that DEQ has been approved.*

*Chairman Berryhill asked Mr. Peloquin if the applicant is going to clean up the property.*

*Mr. Peloquin responded not as of right now.*

*Chairman Berryhill asked what is the reason for continuing the use of the portable building.*

*Mr. Peloquin stated that it was 3 weeks before he received approval from the City. This is a valuable piece of property. After doing a traffic survey the dealership decided to build a showroom in that area. But he needed some time to earn money.*

*Chairman Berryhill asked Mr. Peloquin how much time he was requesting.*

*Mr. Peloquin answered 18 months.*

*Chairman Berryhill stated that the board thought that the property would be brought up to development standards quickly and not just the building load. He said, "the property looks blighted. It is a very prominent area in the City. The City has made a lot of effort in trying to get people to clean up their property and move on since the storm. This is one area that has not had any attention other than the building being removed." Mr. Berryhill thinks that the slab is still there from the old building.*

*Mr. Peloquin answered, "Yes."*

*Chairman Berryhill stated that is one of the requirements of the City is to remove unused concrete slab. The parking lot is not a problem.*

*Mr. Peloquin stated that the building slab has been removed.*

*Chairman Berryhill stated that Mr. Peloquin had requested 18 months about 13 to 14 months ago.*

*Mrs. Bynum stated that time will expire this September.*

*Chairman Berryhill then asked Mr. Peloquin if he was anticipating beginning construction at some reasonable time in the future.*

*Mr. Peloquin mentioned that internet is an issue.*

*Chairman Berryhill asked if the building (trailer) could be removed while he works out the logistics.*

*Mr. Peloquin plans to operate out of the trailer.*

*Chairman Berryhill stated that the board wants to be fair in allowing time to get the property back up after the storm. The board needs to require a time limit and request that an application for construction or permits be applied for within a reasonable amount of time. Mr. Berryhill wants to establish a time frame and asked Mr. Peloquin if he was going to start construction in 6 months.*

*Mr. Peloquin stated that the showroom is going to be placed on the West side of the trailer.*

*Mrs. Bynum stated that previously when this matter came before the board all other development standards were being met which would include the landscape ordinance. This would require a permit and would require cutting out some concrete to accommodate the landscaping.*

*Chairman Berryhill thought that from the last meeting the business was going to open up within a month's time. The landscaping would beautify the property, he said.*

*Chairman Berryhill stated that Mr. Peloquin was going to open a used car facility at this location. He asked Mr. Peloquin what is a reasonable time for him to open doors and start conducting business.*

*Mr. Peloquin stated that landscaping will take less than a week*

*Mrs. Bynum stated that state ordinance requires a 10-foot grass buffer and an additional 5-feet if it is on an arterial or collector. So it would be 15-feet within the property side outside of the right of way of the landscaping area. This would require cutting out concrete to meet the City's landscaping ordinance.*

*Chairman Berryhill said if it takes a week for landscaping then Mr. Peloquin would be ready to open business within a month.*

*Chairman Berryhill asked Mr. Pelloquin how long would it be before construction would start on the main building to where the portable building would be removed.*

*Mr. Peloquin stated the Mr. Navarre would have to decide that.*

*Mr. McBride stated that there is still 2 months remaining on the existing variance.*

*Mrs. Bynum stated that the conditional use was only good for 12 months. The board gave an 18-month timeline with the understanding that the applicant would start work and meet development standards. Since the applicant did not after a year it was null and void.*

*Chairman Berryhill stated that the board wants to consider the fact of when construction will begin on the main building to where the portable building will no longer be there.*

*Mr. Peloquin stated that Curtis Vincent submitted plans.*

*Mr. McBride stated that the board did not receive any plans from Curtis Vincent.*

*Mrs. Bynum confirmed that the Planning Office did not receive plans from Mr. Vincent.*

*Mr. Schram stated that it is possible to get a set of plans suitable for permitting by the*

*original deadline of September.*

*Mrs. Bynum stated that for the permit the Permit Office will need a complete set of plans with State Fire Marshal approval.*

*Chairman Berryhill suggested that the applicant would have 30 days to meet development standard. Plans and application for permitting must be submitted within 6 month. This will give 6 months to start construction, allowing 6 months to operate out of the existing portable building. The portable building would have to be removed 6 months from July 8th. If after 6 months and construction has started and additional time is needed the applicant may come back to the commission, and the commission can review extension for usage.*

*Chairman Berryhill proposed the application be amended to include a 30-day deadline for the property to meet development standards and a 6-month deadline for the portable building. After the 6 months deadline the applicant may come back to the commission for an extension or the building has to be removed. In that 6 months a permit needs to be applied for to start construction. This is 6 months from July 8, 2024. Within that six month period the dealership will make application and get approval for construction.*

*Mr. Joseph seconded the motion.*

*Mr. Berryhill, Mr. Schram, Mr. McBride and Mr. Joseph voted in favor of the amendment. Mr. Weeks voted against it.*

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

**For:** 4 - Adam McBride, Alvin Joseph, David Berryhill and Gus Schram III

**Against:** 1 - Reginald Weeks

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Mitchell Gregory Pete

**VAR 24-28 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** JOHN VIATOR

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct a 40'x50' accessory structure with a 0' side and rear setback vs. the required 5' setbacks, within a Business Zoning District. Location of the request is **615 E. Prien Lake Road.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to construct a 40'x50' accessory structure with a 0' side and rear setback vs. the required 5' setbacks, within a Business Zoning District. The new accessory structure will replace smaller accessory structures currently on the property with the same 0' property line; therefore staff recommends approval.

*Chairman Berryhill asked applicant to state name and address for the record.  
John Viator, 5875 E Brooke Flower Circle, Lake Charles, LA*

*Mr. Viator wants to build a new accessory structure on the west side of the property. He noted that the curb cut is the property line. Since 2010 there has been a conex box on the property line. He obtained a variance to remove a conex box and put a portable building on the east side. He would like to get rid of the box and the portable building and construct a 40' x 50' accessory structure.*

*Chairman Berryhill noted the parking for the hotel that was previously there was on the North and the West side.*

*Mr. Viator said there is parking on all sides because the east side does not interfere with the property.*

**Chairman Berryhill called for a vote. The motion carried with 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 Mitchell Gregory Pete

**VAR 24-29 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** GLEN WASHINGTON

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to maintain an existing accessory structure without a principal structure, within a Residential Zoning District. Location of the request is **2713 Cline Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to maintain an accessory garage structure without a principal structure. Staff's review revealed the principal and accessory structures were significantly damaged during hurricane Laura and will require mitigation for all COLC Floodplain Management Regulation deficiencies. The principal structure was removed. If approved, the maximum square footage of accessory structure allowed below Base Flood Elevation plus one foot (BFE+1) will be limited to 600 square feet with installation of approved flood openings. No plumbing, electrical, or mechanical equipment will be allowed below this elevation. Use of areas below BFE+1 will be limited to storage. All other enclosed areas will be required to be elevated to BFE+1 foot and certified by submission of an elevation certificate or removed. All work, including the accessory garage structure will need a building permit and inspections to validate compliance with all relevant codes. Significant work is expected in order for structures to remain on the property.

*Chairman Berryhill asked applicant to state name and address for the record.  
Glen Washington, 2713 Cline Street, Lake Charles, LA*

*Chairman Berryhill stated basically the board has a request for an accessory building which is Mr. Washington's storage building. He also noted that Mr. Washington is not living on the property and wants to maintain this structure.*

*Chariman Berryhill asked if Mr. Washington had a time frame*

*Mr. Washington stated he does welding work.*

*Mr. Schram stated that Mr. Washington has to build up to be out of the flood plain.*

*Mrs. Bynum stated that for the garage only 600 ft. can remain below the BFE.*

*Mr. Schram asked Mrs. Bynum what is the 600 sq. ft. portion.*

*Mrs. Bynum answered that it is essentially storage. FEMA will allow storage under 600*



*sq. ft. with flood vents to remain below the BFE.*

*Mr. Schram asked that if the portion of the building that is not elevated has to meet other requirements for vents and so forth.*

*Mrs. Bynum answered correct.*

*Mr. Schram stated that If Mr. Washington is going to do anything that requires protection that portion of the building would be limited to 600 sq. ft. and it has to be raised 1 foot above the BFE.*

*Mr. Weeks asked Mr. Washington if he was able to meet all the standards and codes in order to be safe.*

*Chairman Berryhill asked applicant to state name and address for the record.  
Camie Washington, 13202 Shallow Falls Lane, Pearland, TX*

*Ms. Washington asked about the BFE level.*

*Mr. Weeks explained to Ms. Washington that the Planning Commission can work with them on all of the specifics.*

*Mrs. Bynum stated that after the storm FEMA deemed this property as substantially damaged. Mr. Washington is in the floodway which is more restrictive than a flood plain. She said, "This is a FEMA requirement which is out of our hands. When FEMA deems your property substantially damaged our office has to go through a certain number of steps. The added complication is because he is in a floodway which is a little more restrictive than a flood plain. Since the storm we reached out to all of the substantial damage properties and we did not get any communication back. Our office knew that there was continued work going on. We saw some changes to the property but there was other Property Standards issues and some zoning violations with the fencing materials. The power was disconnected because we could not get any contact. A meeting was held with our entire department to go over deficiencies. FEMA is requiring especially in floodways that we remedy these issues. So Mr, Washington is he here tonight because this is the only path forward that we could come up with and fall within the FEMA guidelines to allow him to keep any portion of the garage on the property. The 600 ft. is all Mr. Washington would be able to keep with flood vents. Our staff has contacted other agencies and organizations to look for buy out programs and grant assistance. It is difficult to find grant help because Mr. Washington is in the floodway. We have to comply with the FEMA regulations. So for now the demolishing of the structures that were damaged, then getting the garage itself, that 600 sq. ft. to where it is compliant is going to be very difficult."*

*Chairman Berryhill asked the proponent to state name and address for the record.  
Carolyn Freelow, 2121 2nd Avenue, Lake Charles, LA*

*Ms. Freelow stated that within the last 2 years Mr. Washington has had health issues with his heart. Within the last 2 years your office would not have been able to get in touch with him. All Mr. Washington is asking for is a temporary pole so that he can do work for his livelihood.*

*Mr. Weeks stated that there is a criteria that has to be met in order to get a temporary pole.*

*Ms. Freelow asked if Mr. Washington meets the criteria, will he be allowed to have a garage.*

*Mrs. Bynum stated that the property is zoned residential. It is our understanding that it is not being used as a commercial enterprise. Because he is in a floodway it is very hard to regulate which is why we are looking for alternatives like a buy out program. For Mr. Washington to continue to develop on this property is going to be difficult and expensive. Any development in the floodway will require a certificate of no rise from an engineer.*

*Ms. Freelow stated that it would not be possible for Mr. Washington to have a garage on the property.*

*Mrs. Bynum said that a commercial garage would be very difficult. "When we spoke with Mr. Washington earlier we did not understand that it was for a commercial garage. It sounded like a hobby. Getting the property up to FEMA compliance is going to be very difficult. Part of the issue was that there was a lot of work without permits. Mr. Washington would have to get a permit and put it together to meet standards through the Permit Office. The building official will help by going through the requirements. You could keep 600 sq ft of that garage. You cannot store in a floodway. Storing of materials and vehicles is not allowed in the floodway. Because FEMA is involved it is a completely different level of regulations.*

*Mr. Schram explained that floodway is generally something adjacent to a body of water. In this case he said, "It is a canal. FEMA does not want anything to be built in the floodway because it might obstruct the flow of water in the case of a flood."*

*Chairman Berryhill stated that this is an application that the applicant is wanting to establish or keep an accessory storage garage on the property without a principle structure. The maximum it can be is 600 sq. ft. All this application is for Mr. Washington to maintain an accessory garage maximum 600 sq. ft. on the property. It does not give Mr. Washington permission to do anything else that is not permitted. This has nothing to do with power, nothing to do with cars.*

*Mrs. Bynum stated that Mr. Washington needs to go to the Permit Center for a permit. "The staff will walk you through the process. We will be monitoring to make sure there is forward progress and that forward progress is in compliance. At some point the temporary pole should be permanent power."*

**Chairman Berryhill called for a vote. The motion carried with 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 Mitchell Gregory Pete

**VAR 24-30**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** KRAUS CONSTRUCTION

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to install an accessory awning to cover vacuum station with an 8.47' front setback vs. the required 20' setback, within a Business Zoning District. Location of the request is **3700 Ryan Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to install an accessory canvas awning structure to cover vacuum station with an 8.47' front setback vs. the required 20' setback, within a Business Zoning District. Staff could find no evidence of hardship and therefore cannot forward a position of support.

*Chairman Berryhill asked applicant to state name and address for the record.  
Johnny Johnson, 4306 Suffolk St., Lake Charles, LA*

*Chairman Berryhill stated the applicant is proposing to build a 15 ft. x 50 ft. awning structure and the applicant is wanting to put it right up to the road.*

*Mr. Johnson stated that he has 8 vacuums off the side which is not nearly enough and he is trying to add 3 additional vacuums. Mr. Johnson has about 60 ft. once the awning is built between the wash itself. The cars will come out of the wash and go directly to the median. He said there is plenty of room for the cars to turn both ways. There will also be landscaping in the front.*

*Chairman Berryhill asked Mr. Johnson if the cars will have to back up once they are finished.*

*Mr. Johnson stated that most car washes are set up to where they do back up for the vacuums.*

*Chairman Berryhill asked if there was a reason why it is 8 1/2 ft.*

*Mr. Johnson said he thinks someone miss-measured on the drawings. Kraus Construction submitted the drawings.*

*Chairman Berryhill asked if he would be 3 ft closer.*

*Mr. Johnson responded 3 ft further back.*

*Chairman Berryhill then asked Mr. Johnson how tall is the canopy?*

*Mr. Johnson responded 15 ft.*

*Mr. McBride had a visibility question. He asked if the required setback 20 ft.?*

*Mrs. Bynum answered yes*

*Mr. McBride asked Mr. Johnson if instead of 5 ft. from the property line if he could be 15 ft. from the property line and open up the side lines and make it a safer location.*

*Mr. Johnson responded it would be more dangerous. There are 2 driveway cuts on the Ryan Street side..*

*Chairman Berryhill stated that he thinks Mr. Johnson was indicating if 15 ft. from a property line would allow more visibility for someone pulling out from the property onto Ryan Street to see oncoming traffic, instead of 8.4 ft. Mr. Johnson is saying moving it back to where it is a least 15 ft. from the property line means Mr. Johnson would be moving it another 5 ft. and would still put Mr. Johnson about 59 ft. from the exit of the wash to the canopy.*

*Mr. Schram stated that it is not the canopy that is the visibility problem. It is the cars parked under there to do the vacuuming.*

*Mr. Berryhill stated that Mr. Johnson always has the option to close one of the entrances.*

*Mr. McBride proposed the application be amended to permit the variance to construct the vacuum station at 15 ft. from the property line.*

*Mr. Weeks seconded the motion.*

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

**Against:** 0

**Absent:** 0

**Excused:** 2 - Thomas Sanders Jr. and Mitchell Gregory Pete

**OTHER BUSINESS**

**ADJOURN**

*MEETING ADJOURNED*

*APPROVAL OF THE MINUTES:*

\_\_\_\_\_  
*David Berryhill, Chairman*

*Lake Charles Planning and Zoning Commission*

\_\_\_\_\_  
*Lauren Bynum, Asst. Director*

*Office of Zoning & Land Use*

