



# City of Lake Charles

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

## Meeting Minutes Planning and Zoning Commission

Monday, January 13, 2025

5:00 PM

Council Chambers

### OPEN MEETING

*Vice-Chairman Gus Schram called the meeting of the Planning and Zoning Commission to order at approximately 5:00pm, and requested a roll call. Mr. Joseph led the prayer and Mr. Sanders led the Pledge of Allegiance.*

### ROLL CALL

- Present** 5 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III, and Thomas Sanders Jr.
- Absent** 1 - Reginald Weeks
- Excused** 1 - Mitchell Gregory Pete

### MINUTES OF PREVIOUS MEETING

*Vice-Chairman Gus Schram asked if everyone received a copy of the minutes from the previous meeting. Mr. Berryhill made a motion to accept the minutes. Mr. Joseph seconded the motion. All were in favor.*

### SPECIAL ANNOUNCEMENTS

*Vice-Chairman Gus Schram asked if there are any special announcements?*

*Ms. 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. Ms. Bynum also stated that the applicant for PREFNL 24-21 has requested the case be withdrawn from tonight's agenda.*

### COMMISSION BUSINESS

#### **PREFNL 24-21**

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

**APPLICANT:** TROY STINE (TERRE SAINTE SUBDIVISION, PHASE 3)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 1.93-acre tract of land M/L into six (6) residential lots, within a Residential Zoning District. Location of the request is the **Southside 1100 Blk. W. Sallier Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed re-subdivision of a 1.93-acre tract of land into six (6) residential lots, within a Residential Zoning District, 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.

*Application was withdrawn from agenda per applicant's request.*

**PREFNL  
25-01**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** GEORGE A. EVANS JR. (CONTRABAND POINTE - TRACTS F, H, J & K)  
**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 5.29-acre tract of land M/L into four (4) development tracts, within a Business Zoning District. Location of the request is the **Eastside 3100 Blk. Contraband Pkwy.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a 5.29-acre tract of land into four (4) development tracts, within a Business Zoning District, 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.

*Vice-Chairman Schram asked applicant to state name and address for the record.  
Mr. George Evans, 1001 Lakelyn Drive, Lake Charles, LA*

*Mr. Evans stated he is the surveyor on this project and the buildings have already been constructed. This request is to now subdivide the lots with structures on them.*

*Opposition: N/A*

**Vice-Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III and Thomas Sanders Jr.

**Against:** 0

**Absent:** 1 - Reginald Weeks

**Excused:** 1 - Mitchell Gregory Pete

**PREFNL  
25-02**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** LITTLE ARROW PROPERTIES LLC (LITTLE ARROW SUBDIVISION)  
**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 1.25-acre tract of land M/L into two (2) development tracts, within a Business Zoning District. Location of the request is **1528 E. Prien Lake Road.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a 1.25-acre tract of land into two (2) development tracts, within a Business Zoning District, 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.

*Vice Chairman Schram asked applicant to state name and address for the record.  
Mr. Mike Clark, 651 Quilty Street, Lake Charles, LA*

*Mr. Clark stated the request is in order to use the property to its full extent.*

*Mr. Schram asked if the dotted line on the proposed plat shows the separation of lots. Mr. Clark agreed.*

Mr. Schram asked if the applicant had reached out to LA DOTD yet regarding the ingress/egress. Mr. Clark stated no. He also stated the plan may be to share the existing entrance/exit with the proposed front lot.

Mr. Sanders stated he had concerns with an additional curb cut. Mr. Clark stated he would like to get the application approved first and then work with DOTD. He stated he would follow any DOTD requirements.

Opposition: N/A

**Vice-Chairman Schram called for a vote. The motion carried by the following vote:**

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

**Against:** 1 - Thomas Sanders Jr.

**Absent:** 1 - Reginald Weeks

**Excused:** 1 - Mitchell Gregory Pete

**FNL 25-01 LAKE CHARLES SUBDIVISION REGULATIONS**

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

**SUBJECT:** Applicant is requesting Subdivision approval (Sec. 2.4) in order to re-subdivide a 4.50-acre tract of land M/L into twenty-four (24) 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 4.50-acre tract of land into twenty-four (24) 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.

*Vice Chairman Schram asked applicant to state name and address for the record.  
Mr. George Callum, 1807 W. Gloria Switch Road, Carencro, LA*

*Mr. Callum stated this is an extension of Phase 2A and is now complete.*

*Mr. McBride asked if the proposed lots meet lot size requirements. Ms. Bynum stated yes.*

*Opposition: N/A*

**Vice-Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III and Thomas Sanders Jr.

**Against:** 0

**Absent:** 1 - Reginald Weeks

**Excused:** 1 - Mitchell Gregory Pete

**MAJ 25-01 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** CHAD PAULK

**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-X Zoning District. Location of the request is **3969 Palmetto Drive**.

**STAFF FINDINGS:** The on-site and site plan reviews reveal the applicant is requesting to construct an accessory dwelling unit (pool house), within a Residential-X Zoning District. While the intent is to utilize this property as a pool house, staff considers this an accessory dwelling unit and should be considered as such.

*Vice Chairman Schram asked applicant to state name and address for the record.  
Mr. Chad Paulk, 6556 White Oleander Cir W, Lake Charles, LA*

*Mr. Paulk explained the property owner is constructing a new residence with a pool and pool house. The pool house will not be used as a secondary home or rental unit.*

*Opposition: N/A*

**Vice-Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III and Thomas Sanders Jr.

**Against:** 0

**Absent:** 1 - Reginald Weeks

**Excused:** 1 - Mitchell Gregory Pete

**VAR 25-01 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** JORDAN DAIGLE

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an existing accessory dumpster enclosure on vacant lot without principal structure, within a TND Overlay District in a Residential Zoning District. Location of the request is **3033 James Court**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to maintain an existing dumpster enclosure on a vacant residential lot without a principal structure within The Cottages at Morganfield Subdivision. Staff could find no evidence of hardship; therefore cannot forward a position of support.

*Vice Chairman Schram asked applicant to state name and address for the record.  
Mr. Jordan Daigle, 420 Richland Avenue, Lafayette, LA*

*Mr. Daigle stated this subdivision has small lots. He stated the dumpster will be fenced in and plan to landscape around it. Mr. Daigle also stated the closest structure is 60ft. from the dumpster.*

*Mr. Schram asked if the Cottages at Morganfield were rental units. Mr. Daigle stated yes. Mr. Schram asked if the attached subdivision were homes for sale. Mr. Daigle stated yes.*

*Mr. Daigle stated there will be full time staff members to tend to the dumpster.*

*Mr. Sanders stated he was not aware of the proposed valet trash when the subdivision was approved. He asked if a home could be built on this lot. Mr. Daigle stated the lot is a common area and not large enough to build a home on.*

*Mr. Daigle stated the community center will be using the proposed dumpsters also.*

*Mr. Sanders asked if the request is not approved, where would the dumpsters be placed. Mr. Daigle stated there is no other location.*

*Vice Chairman Schram asked opponent to state name and address for the record.  
Mr. Mark Lanier, 3024 Basin Way, Lake Charles, LA*

*Mr. Lanier stated his side patio faces the dumpsters and drains next to his property. He stated his concerns with property value being next to dumpsters; mice; odors; and pick up times of trash from the dumpsters. He stated there is no supervision of this lot. (Photos submitted)*

*Vice Chairman Schram asked opponent to state name and address for the record.  
Mr. Randy Buller, 3052 Basin Way, Lake Charles, LA*

*Mr. Buller stated three different types of construction have been done on this lot. He stated there is room to place the dumpsters on Southside of community center.*

*Mr. Daigle stated the site Mr. Buller referenced on side of community center is not on a public street, therefore the trash company will not pick up.*

*Discussion took place regarding other possible locations for the dumpsters in this area.*

*Mr. Berryhill asked if the city picks up trash at a commercial facility. Ms. Bynum stated no.*

**Vice Chairman Schram 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 Thomas Sanders Jr.

**Absent:** 1 - Reginald Weeks

**Excused:** 1 - Mitchell Gregory Pete

**VAR 25-02 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** WANDA KING

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an existing fence of non-conforming materials along the rear property line, within a Neighborhood Zoning District. Location of the request is **2118 Knapp Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to maintain an existing fence of non-conforming metal materials along the rear property line. Staff could find no evidence of hardship; therefore cannot forward a position of support.

*Vice Chairman Schram asked applicant to state name and address for the record.  
Ms. Wanda King, 2613 General Vandenburg, Lake Charles, LA*

*Ms. King stated she is in the process of building a new house on the property. She stated her neighbor had the same fence on his property and she felt it looked good, would be low maintenance, and provide privacy. Ms. King stated she was not aware that the materials used were not approved materials.*

*Mr. Berryhill asked if the fence was installed by a contractor. Ms. King stated no.*

*Mr. Schram asked if the following case can be heard at same time due to the fact it was the same type of fence and neighboring this lot. Mr. Corey Rubin stated they could.*

*Vice Chairman Schram asked applicant to state name and address for the record.  
Mr. Gary Citizen, 1510 Junior Street, Lake Charles, LA*

*Mr. Citizen stated the fence was built after Hurricane Laura. It is held up with 4'x4' studs and metal on the ends. It is easy to maintain, provides security, and he feels it is more durable than wood fence. Mr. Citizen stated he used R-12 panels and they are easy to clean.*

*Opposition: N/A*

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

**For:** 4 - Adam McBride, Alvin Joseph, Gus Schram III and Thomas Sanders Jr.

**Against:** 1 - David Berryhill

**Absent:** 1 - Reginald Weeks

**Excused:** 1 - Mitchell Gregory Pete

**VAR 25-03 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** GARY CITIZEN

**SUBJECT:** Applicant is requesting Variances (Sec. 24-4-205) in order to maintain an existing fence of non-conforming materials along the rear and side rear property line on a vacant lot without a principal structure, within a Neighborhood Zoning District. Location of the request is **2114 Knapp Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to maintain an existing fence of non-conforming metal materials along the rear and side rear property lines of a vacant lot without a principal structure. Staff could find no evidence of hardship; therefore cannot forward a position of support.

*Vice Chairman Schram asked applicant to state name and address for the record.  
Ms. Wanda King, 2613 General Vandenburg, Lake Charles, LA*

*Ms. King stated she is in the process of building a new house on the property. She stated her neighbor had the same fence on his property and she felt it looked good, would be low maintenance, and provide privacy. Ms. King stated she was not aware that the materials used were not approved materials.*

*Mr. Berryhill asked if the fence was installed by a contractor. Ms. King stated no.*

*Mr. Schram asked if the following case can be heard at same time due to the fact it was the same type of fence and neighboring this lot. Mr. Corey Rubin stated they could.*

*Vice Chairman Schram asked applicant to state name and address for the record.  
Mr. Gary Citizen, 1510 Junior Street, Lake Charles, LA*

*Mr. Citizen stated the fence was built after Hurricane Laura. It is held up with 4'x4' studs and metal on the ends. It is easy to maintain, provides security, and he feels it is more durable than wood fence. Mr. Citizen stated he used R-12 panels and they are easy to clean.*

*Opposition: N/A*

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

**For:** 4 - Adam McBride, Alvin Joseph, Gus Schram III and Thomas Sanders Jr.

**Against:** 1 - David Berryhill

**Absent:** 1 - Reginald Weeks

**Excused:** 1 - Mitchell Gregory Pete

**VAR 25-04 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** RICHARD DWAYNE GOODSON

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new unattached carport with a 3' side property line setback vs. required 5' side setback, within a Neighborhood Zoning District. Location of the request is **1726 Ford Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to construct an unattached carport 3' from the side property line vs. the required 5'. Staff could find no evidence of hardship; therefore cannot forward a position of support.

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

*Mr. Richard Goodson, 1726 Ford Street, Lake Charles, LA*

*Mr. Goodson stated his plan is to pour the driveway and carport at the same time. He is trying to keep the carport out of the front of the house.*

*Mr. Berryhill asked if the carport would be guttered? Mr. Goodson stated yes.*

*Mr. Schram stated he has seen carports in the front of home and they were beautiful.*

*Suggestions were made with regards to meeting the setback requirement or moving the carport to other side of home, but Mr. Goodson did not want to have the structure to cover too much of the front of home.*

*Opposition: N/A*

**Vice Chairman Schram 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 Thomas Sanders Jr.

**Absent:** 1 - Reginald Weeks

**Excused:** 1 - Mitchell Gregory Pete

**VAR 25-05 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** PYRAMID DEVELOPMENT, LLC

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an existing accessory structure 3' M/L from side property line vs. required 15ft. side bufferyard setback, within a Mixed Use Zoning District. Location of the request is **3101 Lake Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to maintain an existing unpermitted accessory structure 3' from side property line vs. required 15' side bufferyard setback abutting a residential dwelling unit. Staff could find no evidence of hardship; therefore cannot forward a position of support.

*Vice Chairman Schram asked applicant to state name and address for the record.  
Mr. Brian Arabie, 630 Kirby Street, Lake Charles, LA*

*Mr. Arabie submitted photos to the commission members. He stated they have received no complaints from the abutting property owner.*

*Mr. McBride asked what the lean to is used for and whether it is on the property line. Mr. Arabie stated it is used for storage of construction materials and the fence is used as a side wall of the structure.*

*Mrs. Bynum explained that this site previously went before the Planning Commission and the request was approved with conditions. The applicant chose to meet city requirements therefore voiding the request. However, the lean to was constructed without a permit.*

*Mr. Berryhill asked if the dumpster is accessed from Landfair Street. Mr. Arabie stated yes.*

*Mr. Sanders asked why the structure wasn't applied for originally.*

*Vice Chairman Schram asked proponent to state name and address for the record.  
Mr. Buzzy Ribbeck, 3101 Lake Street, Lake Charles, LA*

*Mr. Ribbeck stated the lean-to structure was put up as an afterthought. There are no drainage issues and no one has contacted me regarding the dumpster.*

*Mrs. Bynum stated there is still no required landscaping within the required side bufferyards. Mr. Ribbeck voiced his opposition to the necessity of trees within the required bufferyard.*

*Opposition: N/A*

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

**For:** 4 - Alvin Joseph, David Berryhill, Gus Schram III and Thomas Sanders Jr.

**Against:** 1 - Adam McBride

**Absent:** 1 - Reginald Weeks

**Excused:** 1 - Mitchell Gregory Pete

**VAR 25-06 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** DOUG GASPARD

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a 40'x50' accessory structure thereby exceeding 40% of floor area of the principal structure, within a Residential Zoning District. Location of the request is **3644 Holly Hill Road**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to construct an accessory structure that will exceed 40% of the floor area of the principal structure. Staff could find no evidence of hardship; therefore cannot



forward a position of support.

*Vice Chairman Schram asked applicant to state name and address for the record.  
Mr. Doug Gaspard, 3644 Holly Hill Road, Lake Charles, LA*

*Mr. Gaspard stated he wants to construct an accessory building behind his existing home.*

*Mr. Sanders asked the height of the proposed accessory building. Mr. Gaspard stated 12ft. It will not be taller than the home.*

*Mr. Berryhill asked if the property was fenced. Mr. Gaspard stated the property is fenced by neighboring fences.*

*Opposition: N/A*

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

**For:** 5 - Adam McBride, Alvin Joseph, David Berryhill, Gus Schram III and Thomas Sanders Jr.

**Against:** 0

**Absent:** 1 - Reginald Weeks

**Excused:** 1 - Mitchell Gregory Pete

**VAR 25-07 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** SIGN WORLD

**SUBJECT:** Applicant is requesting Variances (Sec. 4-205) in order construct a 40ft. in height monument sign vs. the required maximum height of 10ft. and allow sign to be internally lit vs. required externally lit, within a Mixed Use Zoning District and Nellie Lutcher Overlay District. Location of the request is **1120 Belden Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to construct an internally lit monument type sign according to the new design standards for signage but exceeding the height max requirement of 10' and requirement to be externally lit due to recent code revisions for new and substantial improvements to development tracts for signage.

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

*Mr. Dousay stated that the new sign ordinance was not in effect at the time of construction planning. The owner wants to raise the sign high enough for East bound traffic to see. It will be a monument sign matching the store. The sign will have the brand and gas price.*

*Mr. Berryhill asked if the sign would be on the existing pole. Mr. Dousay stated the existing pole is to be removed. It is 65ft. M/L.*

*Mr. Sanders asked if the gas prices could be placed on the canopy. Mr. Dousay stated Shell does not allow.*

*Mr. Schram asked where the proposed would be located. Mr. Dousay stated in the Southeast corner of property within the parking area.*

*Mr. Schram asked commission if the variances needed to be voted on separately. I*

*think the variance in question is the height of sign not the internal lighting. All commission members agreed the internal lighting is not an issue.*

*Mr. Schram made a motion to amend the request to allow 30' in height. No second.*

*Vice Chairman Schram asked proponent to state name and address for the record.  
Mr. James Elmore, 212 W. 33rd, Houston, TX (representing developer)*

*Mr. Elmore discussed his concerns with only 30' height allowance and necessity for a minimum of 40'.*

*Opposition: N/A*

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

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

**Against:** 1 - Thomas Sanders Jr.

**Absent:** 1 - Reginald Weeks

**Excused:** 1 - Mitchell Gregory Pete

**OTHER BUSINESS**

**ADJOURN**

*MEETING ADJOURNED.*

*APPROVAL OF THE MINUTES:*

*\_\_\_\_\_  
Gus Schram III, Vice-Chairman  
Lake Charles Planning and Zoning Commission*

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