

MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, May 13, 2019
City Council Chambers, Bossier City Hall
620 Benton Road, Bossier City, Louisiana

APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MPC MEETING

MEMBERS PRESENT:

Dave Hadden
Donnie McDaniel
Mark Montgomery
Ben Rauschenbach
Art Schuldt

OTHERS PRESENT:

Carlotta Askew-Brown
Sam Marsiglia
Gopika Nair
Jayme Gilmour

MEMBERS ABSENT:

Aaron Bohl
H B Brual

A. CALL TO ORDER

Ben Rauschenbach, Chairman, called the meeting to order at 2:00pm. Donnie McDaniel gave the invocation. Mark Montgomery led the pledge of allegiance.

B. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

C. APPROVE AGENDA

Ben Rauschenbach asked that items #3, P-4-19 and #11, P-14-19 be combined. McDaniel made a motion to combine items #3 and #11 and approve the amended agenda as presented. Schuldt seconded the motion. Motion carried unanimously.

D. PUBLIC HEARING/ACTION

1. **C-18-19** – The application of Nelson Lewis, A & N Land, LLC, for a zoning amendment to change the zoning classification from B-3 (General Business) and I-2 (Heavy Industrial) to B-3 (General Business) for a certain tract of land being Lot 1 of A & N Land, LLC, for a proposed coffee shop, Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Ryan Estess was present to answer questions from the Commission.

McDaniel made a motion to approve C-18-19. Hadden seconded the motion. Motion carried unanimously.

2. **P-2-19** – The application of Shonda Lewis, Liquor Lane Haughton, LLC, for a zoning amendment to change the zoning classification of a certain tract of land located at 1180 Highway 80 from I-1 (Light Industrial) to B-3 (General Business) for a proposed Liquor Barn, Bossier Parish, Louisiana. (Police Jury District 2)

Tristan Larson was present to answer questions from the Commission.

Hugh Dodson was present to address the Commission.

Schuldt made a motion to approve P-2-19. Montgomery seconded the motion. Motion carried unanimously.

3. **P-4-19** – The application of HRWN Bossier, LLC for a zoning amendment to change the zoning classification of a certain tract of land being 14.5 acres more or less, located in Township 16 North, Range 12 West from I-1 (Light Industrial) to I-2 (Heavy Industrial) for Approach Environmental Services. Bossier Parish Louisiana (Police Jury District 12)
and
14. **P-14-19** – The application of HRWN Bossier, LLC for a Minor Plat, HRWN Bossier, located in Section 9, Township 16 North, Range 12 West, Bossier Parish, Louisiana. (Police Jury District 12)

Mark Moore and Tiffany Bentz were present to answer questions from the Commission.

Gopika Nair addressed the Commission regarding a turn lane and a traffic study requiring a turn lane.

Schuldt made a motion to approve P-4-19 and P-14-19. Hadden seconded the motion. Motion carried unanimously.

4. **C-23-19** – The application of Burger Engineering, LLC for a Conditional Use Approval for a parking reduction located at 2601 Beene Boulevard, Bossier City, Louisiana. (City Council District 5) (Police Jury District 5)

Brian Burger was present to answer questions from the Commission.

Montgomery made a motion to approve C-23-19. Hadden seconded the motion. Motion carried unanimously.

6. **C-24-19** – The application of TWC, Inc., for a Miscellaneous Request for architectural review of alternative exterior colors for a proposed Veterinary Hospital located at 1616 Benton Road, Bossier City, Louisiana. (City Council District 2) (Police Jury District 7)

Tim Parsons was present to answer questions from the Commission.

Schuldt made a motion to approve C-24-19. Montgomery seconded the motion. Motion carried unanimously.

7. **P-11-19** – The application of Dennis Trombley for a Temporary Use Approval for a dirt pit located at 5788 Highway 80, Princeton, Louisiana. (Police Jury District 2)

Dennis Trombley was present to answer questions from the Commission.

Montgomery made a motion to approve P-11-19 for a period of one year. Hadden seconded the motion. Motion carried unanimously.

8. **P-12-19** – The application of Stephanie J. Hardaway for a Conditional Use Approval for dog boarding, grooming and daycare business, Bossier Parish, Louisiana. (Police Jury District 5)

Russell Delancey was present to answer questions from the Commission.

McDaniel made a motion to approve P-12-19. Schuldt seconded the motion. Motion carried unanimously.

9. **P-10-19** – The application of Larry Nelson for a Minor Plat, McRae Place, 2.772 acres, more or less, located in the Northwest Quarter of the Southwest quarter of Section 9, Township 18 North, Range 12 West, Northwestern Land District, Bossier Parish, Louisiana. (Police Jury District 8)

Larry Nelson was present to answer questions from the Commission.

Montgomery made a motion to approve P-10-19. Hadden seconded the motion. Motion carried unanimously.

10. **P-9-19** – The application of Mark Roberts for a Preliminary Plat, Willow Chute Estates, Unit No. 1, 11.641 acres located in Section 27, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5 & 6)

Charlie Coyle was present to answer questions from the Commission.

Tim Gladney and Rob Lands were present to address the Commission.

Montgomery made a motion to approve P-9-19. Schuldt seconded the motion. Motion carried unanimously.

11. **C-28-19** – The application of Jason Westerman, Coyle Engineering, for an Amended Plat, Jeanette Place, Unit No. 5, Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Jason Westerman was present to answer questions from the Commission.

McDaniel made a motion to approve C-28-19. Hadden seconded the motion. Motion carried unanimously.

12. **P-16-19** – The application of Mark Logan, J-Lo Builder Development, for a Preliminary Plat, Dogwood South Estates, Bossier Parish, Louisiana. (Police Jury District 2)

Jason Westerman was present to answer questions from the Commission.

McDaniel made a motion to approve P-16-19. Montgomery seconded the motion. Motion carried unanimously.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

1. **C-25-19** – The application of Patrick and Misty Smith for a Zoning Amendment to change the zoning classification from R-A (Residential Agriculture) to B-3 (General Business) for a Coffee Shop located at 4300 Parkway, Bossier City, Louisiana. (City Council District 3) (Police Jury District 11)

Patrick and Misty Smith were present to answer questions from the Commission.

Schuldt made a motion to approve C-25-19 for public hearing. Montgomery seconded the motion. Motion carried unanimously.

2. **C-26-19** – The application of Bossier Village Lane Properties, LLC for a Zoning Amendment to change the zoning classification of Lots A, B and C of Whittington Subdivision from R-LD (Residential Low Density) to B-3 (General Business) for a proposed climate controlled storage facility. Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Tristan Larson was present to answer questions from the Commission.

Schuldt made a motion to approve C-26-19 for public hearing. McDaniel seconded the motion. Motion carried unanimously.

G. APPROVE MINUTES

Schuldt made a motion to approve the minutes from April 8, 2019. Montgomery seconded the motion. Motion carried unanimously..

H. OLD/NEW BUSINESS


Sam Marsiglia indicated that Carlotta Askew Brown is working on completing the Food Truck Ordinance due to the moratorium currently in place and the MPC staff will work on the Off Premise Sign Ordinance after that is completed.

I. PUBLIC COMMENTS - NON AGENDA ITEMS

Enter Public Comments here

J. ADJOURN

Ben Rauschenach adjourned the meeting at 2:54pm.



Ben Rauschenbach, Chairman