

**\*\* APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MPC MEETING \*\***



**BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION  
PUBLIC HEARING AND PRELIMINARY HEARING – MINUTES**

**MONDAY, January 8, 2018, 2:00 P.M.**

**CITY COUNCIL CHAMBERS, BOSSIER CITY HALL**

**620 BENTON ROAD, BOSSIER CITY, LOUISIANA**

**MEMBERS PRESENT**

Walt Buckmaster  
Dave Hadden  
Donnie McDaniel  
Brett Mattison  
Mark Montgomery  
Ben Rauschenbach  
Art Schuldt

**OTHERS PRESENT**

Sam Marsiglia, Director  
Carlotta Brown, MPC Planner  
Gopika Nair, MPC Assistant Planner  
Jayme Gilmour, Secretary

**MEMBERS ABSENT**

Brett Mattison, Chairman, called the meeting to order.

Donnie McDaniel gave the invocation. Art Schuldt led in the pledge of allegiance.

**A. ROLL CALL**

Jayme Gilmour called roll and stated a quorum was present.

**B. APPROVE AGENDA**

Motion was made by Ben Rauschenbach, seconded by Walt Buckmaster to approve the agenda. Motion carried unanimously.

**C. PUBLIC HEARING/ ACTION**

1. **P-43-17** - The application of Lucy Conger for a Zoning Amendment to change the zoning classification of Willow Trace Subdivision, Lots 1-3, Unit 5 from R-E (Residential Estate) to R-A (Residential Agriculture), Bossier Parish, Louisiana..

Lucy Conger was present to answer questions from the Commission.

Motion was made by Walt Buckmaster and seconded by Mark Montgomery to approve P-43-17. Motion carried unanimously.

2. **P-42-17** – The application of Bruce Logan, Logan Commercial Development, for a Zoning Amendment to change the zoning classification of a certain tract of land being 1.5 acres from R-A (Residential Agriculture) to B-3 (General Business), located Section 16, Township 18 North, Range 12 West, Bossier Parish, Louisiana for commercial development.

Sam Marsiglia indicated that the zoning notification sign was placed on the wrong tract of land and asked the Commission to delay P-42-17.

Motion was made Walt Buckmaster and seconded by Donnie McDaniel to delay P-42-17. Motion carried unanimously.

3. **P-40-17** – The application of Bruce Logan, East Highland Mobile Home Park No. 1, Inc. for a Zoning Amendment to change the zoning classification of a certain tract of land being 5.99 acres from R-A (Residential Agriculture) to R-MHP (Residential Manufactured Housing Park) located in Section 16, Township 18 North, Range 12 West, Bossier Parish, Louisiana for the expansion of the existing mobile home park.

Jason Westerman was present to answer questions from the Commission. Lucille Cash, Calvin Dunlap and Landon Bussier were present to address the Commission.

Motion was made by Walt Buckmaster and seconded by Mark Montgomery to delay P-40-17. Motion carried unanimously.

4. **C-54-17** - The application of Chris Graham for a Temporary Use Approval for Bossier City Farmers Market and Night Market located at 2950 East Texas Street, Bossier City, Louisiana.

Chris Graham was present to answer questions from the Commission. JP Phillips, Chip Reeves and Wayne Stevenson were present to address the Commission.

Motion was made by Art Schuldt and seconded by Walt Buckmaster to allow for the scheduled Night Market in February but delay C-54-17 in order to give the applicant time to develop the proper permitting process to gain approval from various city agencies. Motion carried unanimously.

5. **C-61-17** – The application of Hardy Hopkins for an Amended Plat, Louisiana CAT, Bossier Parish, Louisiana.

Bret Rowell was present to answer questions from the Commission.

Motion was made Ben Rauschenbach and seconded by Mark Montgomery to approve C-61-17. Motion carried unanimously.

6. C-55-17 – The application of Bellaire Baptist Church for a Planned Unit Development, Victoria Meadows Unit No. 3A, Bossier City, Louisiana.

Andy Craig was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve C-55-17. Motion carried unanimously.

7. C-56-17 – The application of Bellaire Baptist Church for a Planned Unit Development, Victoria Meadows Unit No. 3B, Bossier City, Louisiana.

Andy Craig was present to answer questions from the Commission.  
Cathy Biviano was present to address the Commission.

Motion was made by Donnie McDaniel and seconded by Art Schuldt to approve C-56-17. Motion carried unanimously.

8. C-48-17 – The application of Jimmy Gould, Louisiana Power Sports for a Miscellaneous Request for a major street setback variance at 3715 Benton Road, Bossier City, Louisiana.

Jimmy Gould was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Walt Buckmaster to approve C-48-17. Motion carried unanimously.

9. P-46-17 – The application of Raley & Associates for a Preliminary Plat, Willowbrook, Units 4, 5, and 6, Bossier Parish, Louisiana.

Ryan Estess was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve P-46-17. Motion carried unanimously.

10. C-57-17 - The application of Raley and Associates for a Preliminary Plat, Chinaberry Square, Unit No. 7, Bossier City, Louisiana.

Ryan Estess was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve C-57-17. Motion carried unanimously.

11. C-59-17 and P-49-17 – The application of Bossier MPC to consider adoption of the updated Unified Development Code.

Sam Marsiglia asked the Commission to delay C-59-17 and P-49-17.

Motion was made by Donnie McDaniel and seconded by Walt Buckmaster to delay C-59-17 and P-49-17. Motion carried unanimously.

**D. MISCELLANEOUS**

- 12. P-41-17** – The application of Mark Logan, J-Lo Builder Development, LLC for a Final Plat, Dogwood South Subdivision, Unit No. 19, Bossier Parish, Louisiana.

Jason Westerman present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve P-41-17. Motion carried unanimously.

**E. PRELIMINARY HEARINGS**

- 13. P-47-17** – The application of SmallCo Properties, LLC for a Zoning Amendment to change the zoning classification of a certain tract of land located in Section 21, Township 19 North, Range 13 West, Bossier Parish, Louisiana from R-A (Residential Agriculture) to B-3 (General Business) for a 24 hour fitness center.

Donnie McDaniel indicated that he would be abstaining.

Dustin Small was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Ben Rauschenbach to approve P-43-17 for public hearing. Motion carried unanimously.

- 14. C-58-17** - The application of Alan Misenheimer, Misenheimer Insurance Group, LLC for a Zoning Amendment to change the zoning classification of a certain tract of land located at 1012 Benton Rd., Bossier City, Louisiana from R-LD (Residential Low Density) to B-1 (Business Office) for an insurance office.

Alan Misenheimer was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Donnie McDaniel to approve C-58-17 for public hearing. Motion carried unanimously.

- 15. P-48-17** - The application of Norman Craig for a Zoning Amendment to change the zoning classification of a certain tract of land being Lots 4, 5A, 5B and lot 6 of W. J. Sanford Subdivision all located in Section 9, Township 18 North, Range 12 West, Bossier City, Louisiana from R-A (Residential Agriculture) to B-3 (General Business).

Norman Craig was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Mark Montgomery to approve P-48-17 for public hearing. Motion carried unanimously.

**F. MINUTES**

Motion was made by Ben Rauschenbach and seconded by Art Schuldt to approve the minutes as mailed from the December MPC meeting. Motion carried unanimously.

**G. OLD/NEW BUSINESS**

**H. PUBLIC COMMENTS - NON AGENDA ITEMS**

**I. ADJOURN**

Adjourned at 3:37 p.m.



Brett Mattison, Chairman