



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, January 13, 2020
City Council Chambers, Bossier City Hall
620 Benton Road, Bossier City, Louisiana

MEMBERS PRESENT:

H B Brual
Dave Hadden
Donnie McDaniel
Mark Montgomery
Ben Rauschenbach
Art Schuldt
James Fine

OTHERS PRESENT:

Sam Marsiglia
Carlotta Askew-Brown,
Gopika Nair,
Jayme Gilmour

MEMBERS ABSENT:

A. CALL TO ORDER

Art Schuldt, Chairman, called the meeting to order at 02:00 PM. Donnie McDaniel gave the invocation. Ben Rauschenbach led the pledge of allegiance.

B. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

C. APPROVE AGENDA

Rauschenbach made a motion to approve agenda as presented. Hadden seconded the motion. Motion carried unanimously.

D. PUBLIC HEARING/ACTION

2. **C-68-19** – The application of Quik Trip Corporation for a Zoning Amendment to change the zoning classification of a certain tract of land being 7.073 acres more or less, from B-3 (General Business) to B-5 (Interchange Business) at 4300 Industrial Drive Extension / 4344 East Texas Street, Bossier City, Louisiana for a proposed fueling station and convenience store. (located on the southwest corner of E.Texas St. and Swan Lake Spur) (City Council District 4) (Police Jury District 7)

Tanton Melville, John Pimental and Warren Moore were present to answer questions from the Commisison.

Hadden made a motion to approve C-68-19. Montgomery seconded the motion. Motion carried unanimously.

3. **C-66-19** – The application of Tim Huck, HAH Investments, for a Zoning Amendment to change the zoning classification of a certain tract of land being 1.653, acres more or less, from B-3 (General Business) to R-LD (Residential

Low Density) for future residential development. (Located on the northeast corner of Barksdale Blvd. and Golden Meadows Dr.) (City Council District 1) (Police Jury District 12)

Brian Hammons was present to answer questions from the Commission. Mary Thomas was present to address the Commission.

Rauschenbach made a motion to approve C-66-19. Montgomery seconded the motion. Motion carried unanimously.

4. **C-1-20** – The application of Jeff Lowe, The Fortis Company, for a Minor Plat, Liberia Plantation, Unit 3, being a resubdivision of Lot 5 of Liberia Plantation Unit 2, Bossier City, Louisiana. (northwest corner of Shed Rd. and Valley View Blvd.) (City Council District 4) (Police Jury District 5)

Ray Graff, Fortis Company, was present to answer questions from the Commission.

McDaniel made a motion to approve C-1-20. Rauschenbach seconded the motion. Motion carried unanimously.

5. **P-1-20** – The application of Ed Gaiennie, LP Development, LLC for a Preliminary Plat, Redwood Place at Legacy Unit 12, being a Planned Unit Development located in Section 21, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (directly north of Redwood Place at Legacy Unit 11) (Police Jury District 5)

Donnie Barker was present to answer questions from the Commission.

McDaniel made a motion to approve P-1-20. Montgomery seconded the motion. Motion carried unanimously.

6. **P-2-20** – The application of Ed Gaiennie, LP Development, LLC for a Preliminary Plat being a Planned Unit Development, Waterford Bend Unit No. 3 located in Section 22, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (located on the northeast corner of Swan Lake Rd. and Legacy Elementary Drive directly east of Legacy Elementary) (Police Jury District 5)

Donnie Barker was present to answer questions from the Commission.

Rauschenbach made a motion to approve P-2-20. Hadden seconded the motion. Motion carried unanimously.

7. **C-4-20** – The application of Ryan Estess, Raley & Associates for Preliminary Plat, The Office Complex at Villaggio Unit No. 2, 5.194 acres located in Section 24, Township 18 North, Range 13 West, Bossier City, Louisiana. (outparcels located north of the Villaggio Development, fronting East Texas St.) (City Council District 4) (Police Jury District 8)

Ryan Estess was present to answer questions from the Commission.

Montgomery made a motion to approve C-4-20. Hadden seconded the motion. Motion carried unanimously.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

8. **C-2-20** – The application of Carl Thibodeaux, Hanton LLC, for a Zoning Amendment to change the zoning classification of a certain tract of land being 0.746 acres more or less, from R-LD (Residential Low Density) to R-HD (Residential High Density) for six multi-family dwelling units. (located on the dead end of Ford St., directly east of the Arthur Ray Teague Parkway) (City Council District 3) (Police Jury District 10)

Carl Thibodeaux was present to answer questions from the Commission. Don Williams was present to address the Commission.

Rauschenbach made a motion to approve C-2-20 for public hearing. Montgomery seconded the motion. Motion carried unanimously.

G. APPROVE MINUTES

Rauschenbach made a motion to approve the minutes from December 9, 2019. McDaniel seconded the motion. Motion carried unanimously.

H. OLD/NEW BUSINESS

Sam Marsiglia stated that he would be submitting a new ordinance next month with some slight changes to the UDC and a possibly changing the options for front yard utility easements.

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN

Adjourned at 2:43 p.m.



Art Schuldt, Chairman