

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



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

MONDAY, JANUARY 14, 2019, 2:00 P.M.

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

Dave Hadden
Donnie McDaniel
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

H B Brual

Ben Rauschenbach, Chairman, called the meeting to order at 2:00pm.

Donnie McDaniel led in the pledge of allegiance. Dave Hadden gave the invocation.

A. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

B. APPROVE AGENDA

Motion was made by Donnie McDaniel, seconded by Dave Hadden to approve the agenda. Motion carried unanimously.

C. PUBLIC HEARING/ ACTION

1. **C-65-18** – The application of Jim Tucker for a Conditional Use Approval to allow for a proposed skilled care nursing facility in an R-A (Residential Agriculture) district located in Section 33, Township 19 North, Range 13 West Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Jim Tucker was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Mark Montgomery to approve C-65-18. Motion carried unanimously.

2. **C-59-18** – The application of Jim Tucker, CommCare Corporation, for a Minor Plat, Brownlee Subdivision, Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Jim Tucker was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Mark Montgomery to approve C-59-18. Motion carried unanimously.

3. **P-49-18**- The application of Ed Kennon, Tri State Land & Gravel, for a Minor Plat, Lakewood, Unit No. 10, Bossier Parish, Louisiana. (Police Jury District 5)

Charlie Coyle was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Donnie McDaniel to approve P-49-18. Motion carried unanimously.

4. **P-50-18**- The application of Drew Martin, Cypress Xpress Lube, for a Temporary Use Approval for a temporary commercial building for an office and break room located at 5484 Airline Drive, Bossier City, Louisiana. (Police Jury District 5)

Applicant was not present.

Motion was made by Art Schuldt and seconded by Donnie McDaniel to move P-50-18 to the end of the agenda. Motion carried unanimously.

5. **C-60-18** - The application of Jack Brewer, Brewer's Quality Homes, for a Miscellaneous Request for a major street setback variance for a new office building located at 3830 East Texas Street, Bossier City, Louisiana. (City Council District 4) (Police Jury District 7)

Donnie Brewer was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve C-60-18. Motion carried unanimously.

6. **C-53-18** - The application of Rajan Khadka for a zoning amendment to change the zoning classification of a 2.28 acre tract of land located in Section 14 and 23, Township 18 North, Range 13 West Bossier City, LA from B-2 (Business Office) to B-3 (General Business) for a mixed retail shopping center. (property is adjacent to the existing Family Dollar on the corner of Shed Rd. and Swan Lake Rd.) (City Council District 4) (Police Jury District 5)

Brian McNew was present to answer questions from the Commission. Dollie Gipson was present to address the Commission.

Motion was made by Art Schuldt and seconded by Mark Montgomery to deny C-53-18. Motion carried unanimously with Donnie McDaniel abstaining.

7. **C-56-18** – The application of Khadka United for a Conditional Use Approval for the sale of high and low content alcohol for off-premise consumption at a liquor store located at 1320 Swan Lake Rd. Suite 100 Bossier City, Louisiana. (property is adjacent to the existing Family Dollar on the corner of Shed Rd. and Swan Lake Rd.) (City Council District 4) (Police Jury District 5)

Motion was made by Art Schuldt and seconded by Mark Montgomery to delay C-56-18. Motion carried unanimously with Donnie McDaniel abstaining.

8. **C-61-18** – The application of Edward Gaiennie, TPBC, LLC, for a Preliminary Plat, Retreat at the Preserve, Unit No. 3, Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Michan Holbrook was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Mark Montgomery to approve C-61-18. Motion carried unanimously.

9. **C-63-18** – The application of Edward Gaiennie, TPBC, LLC, for a Preliminary Plat, Estates at the Preserve, Unit No. 2, Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Michan Holbrook was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Mark Montgomery to approve C-63-18. Motion carried unanimously.

10. **C-62-18**- The application of Edward Gaiennie, TPBC, LLC, for a Preliminary Plat, Estates at the Preserve, Unit No. 3, Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Michan Holbrook was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Dave Hadden to approve C-62-18. Motion carried unanimously.

11. **C-64-18**- The application of Edward Gaiennie, TPBC, LLC for a Preliminary Plat, being a Planned Unit Development, Enclave at the Preserve, Unit No. 2, Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Michan Holbrook was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Donnie McDaniel to approve C-64-18. Motion carried unanimously.

- 12. C-57-18 and P-48-18** – The application of the Bossier City Parish Metropolitan Planning Commission to consider an amendment to the Unified Development Code for the purpose of regulating Private Animal Shelters where none currently exist.

Sam Marsiglia was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve C-57-18 and P-48-18. Motion carried unanimously.

D. MISCELLANEOUS

- 13. C-1-19** – The application of Express Car Wash requesting on On-Premise Sign Review for a single pylon sign for a Self-Service Car Wash located at 4004 Barksdale Boulevard, Bossier City, Louisiana. (City Council District 1) (Police Jury District 11)

Todd Burns was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Donnie McDaniel to approve C-1-19 with the condition that the applicant purchase a pole cover. Motion carried unanimously.

E. PRELIMINARY HEARINGS

- 14. P-51-18-** The application of Travis Beaty, Beaty Land, LLC, for a Zoning Amendment to change the zoning classification from R-A (Residential Agriculture) to R-LD (Residential Low Density) for a tract of land containing 56.453 acres generally located on the northeast corner of LA Highway 614 and Interstate 20 and being located in a portion of Section 18, Township 18 North, Range 11 West, Bossier Parish, Louisiana. (Police Jury District 2)

Michan Holbrook was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Mark Montgomery to approve P-51-18 for public hearing. Motion carried unanimously.

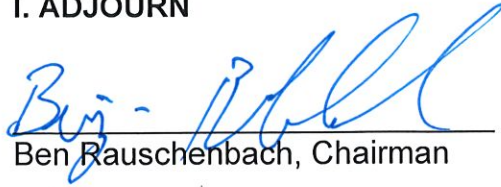
F. MINUTES

Motion was made by Donnie McDaniel and seconded by Art Schuldt to approve the minutes from December 10, 2018. Motion carried unanimously.

G. OLD/NEW BUSINESS

H. PUBLIC COMMENTS - NON AGENDA ITEMS

I. ADJOURN


Ben Rauschenbach, Chairman