



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

MONDAY, FEBRUARY 12, 2018, 2:00 P.M.

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

Walt Buckmaster
Dave Hadden
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

Donnie McDaniel
Brett Mattison

Art Schuldt, Vice Chairman, called the meeting to order at 2:02pm.

Walt Buckmaster gave the invocation. Dave Hadden led in the pledge of allegiance.

A. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

B. APPROVE AGENDA

Art Schuldt stated that item 8, C-3-18, had been withdrawn and requested that C-5-18/P-3-18 be added to the agenda under Preliminary Hearings. Motion was made by Ben Rauschenbach, seconded by Dave Hadden to approve the amended agenda. Motion carried unanimously.

C. PUBLIC HEARING/ ACTION

1. **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.

Justin Small was present to answer questions from the Commission.

David Hall and Jerry Guinn were present to address the Commission.

Motion was made by Ben Rauschenbach and seconded by Walt Buckmaster to approve P-47-17. Motion carried unanimously.

2. **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 Walt Buckmaster and seconded by Mark Montgomery to approve C-58-17. Motion carried unanimously.

3. **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.

Louis Kelly and Helen Gracely were present to address the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve P-48-17. Motion carried unanimously.

4. **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.

Jason Westerman and Bruce Logan were present to answer questions from the Commission.

Landon Boushier was present to address the Commission.

Motion was made by Dave Hadden and seconded by Mark Montgomery to approve P-42-17. Motion carried unanimously.

5. **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 and Bruce Logan were present to answer questions from the Commission.

Lucille Cash, Kelvin Dunlop, and Landon Boushier were present to address the Commission.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve P-40-17 provided the developer agrees to the following conditions: the buffer be revised to 10' Cedar trees, the fence be revised to a 6' wood privacy fence, and include a dedicated sewer main for the Brenda Clary Property. Motion carried unanimously.

6. **C-1-18** - The application of Chase Burns, Xpress Car Wash, for a miscellaneous request for a 50' setback variance for a drive through canopy located at the corner of Barksdale Boulevard and Shady Grove Drive, Bossier City, Louisiana.

Sam Marsiglia indicated that the original request for a 50' setback variance changed and the applicant is requesting a 10' driveway encroachment on the landscaping buffer.

Nile Whatley was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve C-1-18. Motion carried unanimously.

7. **P-1-18** - The application of Terrance Whatley for a Minor Plat, T & L Whatley, Bossier Parish, Louisiana.

Terrance Whatley was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve P-1-18. Motion carried unanimously.

8. ~~**C-3-18** – The application of EAN Holdings LLC – A Delaware Limited Liability Company for a miscellaneous request to gravel a portion of Diamond B Subdivision, Bossier City, Louisiana.~~

C-3-18 was withdrawn.

D. MISCELLANEOUS

9. **P-46-17** – The application of Raley & Associates for a Final Plat, Willowbrook, Unit 4, Bossier Parish, Louisiana.

Ryan Estess was present to answer questions from the Commission.

Motion was made by Walt Buckmaster and seconded by Mark Montgomery to approve P-46-17. Motion carried unanimously.

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

Ryan Estess was present to answer questions from the Commission.

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

11. **C-55-17** – The application of Bellaire Baptist Church for a Final Plat, Victoria Meadows Unit No. 3A, Bossier City, Louisiana.

Andy Craig was present to answer questions from the Commission.

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

12. **C-56-17** – The application of Bellaire Baptist Church for a Final Plat, Victoria Meadows Unit No. 3B, Bossier City, Louisiana.

Andy Craig was present to answer questions from the Commission.

Motion was made by Dave Hadden and seconded by Mark Montgomery to approve C-56-17. Motion carried unanimously.

E. PRELIMINARY HEARINGS

13. **C-2-18** - The application of Phyllis Williams Solomon, The Finest Barbering Styling Academy for a Zoning Amendment to change the zoning classification from R-LD to B-2 for a barber school located at 616 Thompson Street, Bossier City, Louisiana.

Phyllis Solomon was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Walt Buckmaster to approve C-2-18 for public hearing. Motion carried unanimously.

14. **C-5-18 / P-3-18** - The application of the Bossier City - Parish Metropolitan Planning Commission to introduce an ordinance for the Barksdale Boulevard Redevelopment Overlay District to strengthen, preserve, enhance and improve said district.

Carlotta Brown was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve C-5-18/P-3-18 for public hearing. Motion carried unanimously.

F. MINUTES

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve the minutes as mailed from the January MPC meeting. Motion carried unanimously.

G. OLD/NEW BUSINESS

H. PUBLIC COMMENTS - NON AGENDA ITEMS

I. ADJOURN

Adjourned at 3:57 p.m.



Art Schuldt, Vice Chairman