

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



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

MONDAY, MARCH 11, 2019, 2:00 P.M.

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

Aaron Bohl
H B Brual
Dave Hadden
Donnie McDaniel
Ben Rauschenbach

OTHERS PRESENT

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

MEMBERS ABSENT

Mark Montgomery
Art Schuldt

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

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

C. PUBLIC HEARING/ ACTION

- 1. C-6-19-** The application of Amanda Carroll, Next Generation Therapy Services, LLC, for a Conditional Use Approval located at 2053 East Texas Street, Bossier City, Louisiana. (City Council District 5) (Police Jury District 9)

Amanda Carroll was present to answer questions from the Commission.

Motion was made by Dave Hadden and seconded by Donnie McDaniel to approve C-6-19. Motion carried unanimously.

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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-6-19-** The application of Amanda Carroll, Next Generation Therapy Services, LLC, for a Conditional Use Approval located at 2053 East Texas Street, Bossier City, Louisiana. (City Council District 5) (Police Jury District 9)

Amanda Carroll was present to answer questions from the Commission.

Motion was made by Dave Hadden and seconded by Donnie McDaniel to approve C-6-19. Motion carried unanimously.

2. **C-7-19-** The application of Mohr & Associates, Inc., for an Amended Plat, Oak Alley Unit 5E, Bossier City, Louisiana (City Council District 5) (Police Jury District 6)

Andy Craig was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve C-7-19. Motion carried unanimously.

3. **C-8-19 –** The application of Gene Goodman, Bayou Axe Company, for a Conditional Use Approval for on-premise consumption of beer and wine located at 509 Barksdale Boulevard, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Gene Goodman was present to answer questions from the Commission.

Motion was made by Dave Hadden and seconded by H B Brual to approve C-8-19. Motion carried unanimously.

4. **C-12-19 –** The application of Randy James for a Preliminary Plat, Momentum Commercial Development, Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Applicant was not present.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to move C-12-19 to the end of the meeting. Motion carried unanimously.

5. **C-11-19 –** The application of Raley & Associates for an Amended Plat, A & N Land, LLC, Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Ryan Estess was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve C-11-19. Motion carried unanimously.

6. **C-10-19 –** The application of Chris Graham, Bossier City Farmers Market, LLC, for a Temporary Use Approval located at 2950 East Texas Street, Pierre Bossier Mall and 540 Boardwalk Boulevard, Louisiana Boardwalk, Bossier City, Louisiana. (City Council District 2) (Police Jury District 9)

Chris Graham was present to answer questions from the Commission.

Motion was made by Dave Hadden and seconded by Donnie McDaniel to approve C-10-19 granting Temporary Use Approval from April 1, 2019 to March 31, 2020.

7. **C-14-19** – The application of Jim Tucker, CommCare Corporation, for a Conditional Use Approval for an amended site plan review for a proposed skilled care nursing facility in an R-A (Residential Agriculture) district located in on a 7.66 acre site at 4680 Old Brownlee Road, Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Hillary Bransford was present, representing the applicant, to answer questions from the Commission.

Motion was made by H B Brual and seconded by Donnie McDaniel to approve C-14-19. Motion carried unanimously.

8. **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)

Drew Martin was present to answer questions from the Commission.

Motion was made by Dave Hadden and seconded by Donnie McDaniel to approve P-50-18 for a Temporary Use Approval beginning January 15, 2019 until July 5, 2019. Motion carried unanimously.

D. MISCELLANEOUS

E. PRELIMINARY HEARINGS

9. **C-5-19** – The application for Hemphill, LLC for a Conditional Use Approval for a Wireless Telecommunication Tower located at 2360 Barksdale Boulevard, Bossier City, Louisiana. (City Council District 3) (Police Jury District 10)

Ralph Wyngarden was present to answer questions from the Commission. Alvin Miester, Attorney, was present to address the Commission.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve C-5-19 for public hearing. Motion carried unanimously.

10. **C-13-19** – The application for Derrick Thomas, SBC Autos, LLC for a zoning amendment to change the zoning classification from B-2 (Limited Business) to B-3 (General Business) for a certain tract of land located at 1500 Benton Road, Bossier City, Louisiana for a used car/auto sales lot. (City Council District 2) (Police Jury District 9)

Robert Aiello was present to answer questions from the Commission.

Motion was made by Aaron Bohl and seconded by Dave Hadden to approve C-13-19 for public hearing. Motion carried unanimously.

Donnie McDaniel stated that the applicant for Item 4, C-12-19 was not present but there were people attending the meeting wanting to speak in reference to this application. Brian Creamer was present to address concerns with the application. Daniel Koveleski was present to address concerns for the application. Thomas Harvey addressed the commission.

Motion was made by Donnie McDaniel and seconded by Aaron Bohl to table C-12-19.
Motion carried unanimously.

F. MINUTES

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve the minutes from February 11, 2019. Motion carried unanimously.

G. OLD/NEW BUSINESS

Fee schedule review.

Sam Marsiglia was present to address the Commission.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve the proposed fee schedule and adding the Administrative Approval of Final Plats for \$100.00.

Barksdale Redevelopment District Committee advisory committee to the Bossier Parish MPC update.

Carlotta Askew-Brown was present to update the Commission on the Barksdale Redevelopment District Advisory Committee.

H. PUBLIC COMMENTS - NON AGENDA ITEMS

I. ADJOURN


Ben Rauschenbach, Chairman