

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



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

MONDAY, APRIL 8, 2019, 2:00 P.M.

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

H B Brual
Dave Hadden
Donnie McDaniel
Ben Rauschenbach
Art Schuldt

OTHERS PRESENT

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

MEMBERS ABSENT

Aaron Bohl
Mark Montgomery

Ben Rauschenbach, Chairman, called the meeting to order at 2:00pm. 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 Art Sculdt, seconded by Dave Hadden to approve the agenda. Motion carried unanimously.

C. PUBLIC HEARING/ ACTION

1. **C-19-19** – The application of John Ridington, AS&D, for a Conditional Use Approval for a 4' landscaping reduction for a proposed Take 5 Oil Change facility located at 1995 Airline Drive, Bossier City, Louisiana. (City Council District 2) (Police Jury District 9)

John Ridington was present to answer questions from the Commission.

Motion was made by Dave Hadden and seconded by Art Schuldt to approve C-19-19. Motion carried unanimously.

2. **P-6-19** – The application of William Jones for an Amended Planned Unit Development, South Bossier Baptist Church, Bossier Parish, Louisiana. (Police Jury District 12)

William Jones was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Dave Hadden to approve P-6-19. Motion carried unanimously.

3. **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)

Randy James was present to answer questions from the Commission.

Brian Kramer, Jim Cannon and Marveletta Warren were present to address the Commission.

Motion was made by Art Schuldt and seconded by Dave Hadden to approve C-12-19 amending four (4) lots into three (3) lots subject to administrative review. Motion carried unanimously.

4. **C-16-19** – The application of Jyotika Hospitality, LLC for an On Premise Sign Review located at 210 John Wesley Boulevard, Bossier City, Louisiana. (City Council District 2) (Police Jury District 9)

Shailesh Shah was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Dave Hadden to approve C-16-19. Motion carried unanimously.

5. **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)

Tom Arceneaux was present to answer questions from the Commission.

Alvin Miester, representing SBA Communications, was present to address the Commission. Neil Erwin was present to address the Commission.

Motion was made by Art Schuldt and seconded by Donnie McDaniel to delay C-5-19 until the next MPC meeting in order to obtain from the applicant the information required from Section 10.5.1 of the Unified Development Code.

6. **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 Donnie McDaniel and seconded by Dave Hadden to approve C-13-19. Motion carried unanimously.

7. **C-20-19** – The application of Billy Weatherall, Christ Fit Gym, for a Planned Unit Development, Christ Fit Gym / Thrift Shop, Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Todd Littleton, Billy Weatherall and Jody Johnson were present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve C-20-19. Motion carried unanimously.

8. **C-21-19** – The application of Kristen Henry, Boom Boom Grill, LLC, for a Conditional Use Approval for on-premise consumption of high and low content alcohol at a restaurant located at 3325 Industrial Drive, Bossier City, Louisiana. (City Council District 2) (Police Jury District 10)

Kristen Henry was present to answer questions from the Committee.

Motion was made by Art Schuldt and seconded by Donnie McDaniel to approve C-21-19. Motion carried unanimously.

D. MISCELLANEOUS

E. PRELIMINARY HEARINGS

9. **C-18-19** – The application of Nelson Lewis, A & N Land, LLC, for a zoning amendment to change the zoning classification from B-3 (General Business) and I-2 (Heavy Industrial) to B-3 (General Business) for a certain tract of land being Lot 1 of A & N Land, LLC, for a coffee shop, 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 Art Schuldt and seconded by Dave Hadden to approve C-18-19 for public hearing. Motion carried unanimously.

- 10. P-5-19** – The application of Mark Roberts for a zoning amendment to change the zoning classification from R-A (Residential Agriculture) to R-E (Residential Estate District) for a certain tract of land being 11.641 acres located in Section 27, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5 and 6)

Michan Holbrook was present to answer questions from the Commission.

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

- 11. P-2-19** – The application of Shonda Lewis, Liquor Lane Haughton, LLC, for a zoning amendment to change the zoning classification from I-1 (Light Industrial) to B-3 (General Business) for a certain tract of land located at 1180 Highway 80, Bossier Parish, Louisiana. (Police Jury District 2)

Shonda Lewis, Tristan Larson, and Jeff Westmoreland were present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Art Schuldt to approve P-2-19 for public hearing. Motion carried unanimously.

- 12. P-4-19** – The application of HRWN Bossier, LLC for a zoning amendment to change the zoning classification from I-1 (Light Industrial) to I-2 (Heavy Industrial) for a certain tract of land being 14.5 acres more or less, located in Township 16 North, Range 12 West, Bossier Parish Louisiana for Approach Environmental. (Police Jury District 12)

Mark Moore and Tiffanie Bentz were present to answer questions from the Commission.

Motion was made by Dave Hadden and seconded by Donnie McDaniel to approve P-4-19 for public hearing. Motion carried unanimously.

F. MINUTES

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

G. OLD/NEW BUSINESS

H. PUBLIC COMMENTS - NON AGENDA ITEMS

I. ADJOURN


Ben Rauschenbach, Chairman