

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



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

**MONDAY, APRIL 9, 2018, 2:00 P.M.**

**CITY COUNCIL CHAMBERS, BOSSIER CITY HALL**

**620 BENTON ROAD, BOSSIER CITY, LOUISIANA**

**MEMBERS PRESENT**

Dave Hadden  
Donnie McDaniel  
Brett Mattison  
Mark Montgomery  
Ben Rauschenbach

**OTHERS PRESENT**

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

**MEMBERS ABSENT**

Art Schuldt

Brett Mattison, 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**

Sam Marsiglia requested that item P-10-18 be removed from the agenda and two items be added to the agenda being C-14-18 and C-15-18.

Motion was made by Dave Hadden, seconded by Ben Rauschenbach to approve the amended agenda. Motion carried unanimously.

**C. PUBLIC HEARING/ ACTION**

- ~~1. **P-10-18** The application of Brian Atchley, Atchley & Atchley, for an Amended Plat, Hickory Ridge Estates Unit No. 3, Bossier Parish, Louisiana.~~

*Item removed from agenda.*

2. **P-11-18** – The application of Edward Gaiennie, LP Development LLC for a Preliminary Plat, Waterford Bend, Unit 2, Bossier Parish, Louisiana.

Donnie Barker, Mohr and Associates, was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve P-11-18. Motion carried unanimously.

3. **P-12-18** – The application of Edward Gaiennie, LP Development, LLC, for a Preliminary Plat, Redwood Place at Legacy, Unit 11, Bossier Parish, Louisiana.

Donnie Barker, Mohr and Associates, was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Donnie McDaniel to approve P-12-18. Motion carried unanimously.

4. **C-6-18** – The application of Beau Hays for Conditional Use Approval for on premise consumption of high and low content alcohol at Rouxgaroux Bar, located at 314 Minden, Bossier City, Louisiana. (East Bank District)

Beau Hays and Aaron Hanning were present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Ben Rauschenbach to approve C-6-18. Motion carried unanimously.

Motion was made by Mark Montgomery and seconded by Dave Hadden to combine C-7-18 and C-8-18. Motion carried unanimously.

5. **C-7-18** – The application of Gerald Juneau, J & R Juneau, LLC for a Preliminary Plat, J & R Subdivision, Unit No. 1, Bossier City, Louisiana.
6. **C-8-18** – The application of Gerald Juneau, J & R Juneau, LLC for a Preliminary Plat, J & R Subdivision, Unit No. 2, Bossier City, Louisiana.

Ken Smith was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Donnie McDaniel to approve C-7-18 and C-8-18. Motion carried unanimously.

7. **C-9-18** – The application of The Blake at Bossier City for a Conditional Use Approval for on premise consumption of high and low content at a dining facility located at 2000 The Blake Boulevard, Bossier City, Louisiana.

Marissa Carbine and Renee Matheny were present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve C-9-18. Motion carried unanimously.

8. **C-10-18** – The application of Don Nicho Mexican Restaurant and Cantina for a Conditional Use Approval for on premise consumption of high and low content alcohol at a restaurant located at 2369 Airline Drive, Suite 500, Bossier City, Louisiana.

Cara Mendez was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Ben Rauschenbach to approve C-10-18. Motion carried unanimously.

9. **P-14-18** - The application of Vicky Whitman, Fresh to Geaux, for a Temporary Use Approval for a food truck located at 4308 Benton Road, Bossier City, Louisiana.

Vicky Whitman was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve P-14-18 granting temporary use approval from April 15, 2018 to April 9, 2019. Motion carried unanimously.

#### **D. MISCELLANEOUS**

10. **C-4-18** - The application of Jon Black, Tiburon Development, LLC for a Final Plat, The Village at Tiburon Unit No. 14, Bossier City, Louisiana.

Michael Kelsh, Raley & Associates, was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve C-4-18. Motion carried unanimously.

11. **C-12-18** - The application of Mohr & Associates for a Final Plat, Provident Oaks, Unit 2, Bossier Parish, Louisiana.

Donnie Barker, Mohr & Associates to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve C-12-18. Motion carried unanimously.

*Item added to agenda*

12. **C-14-18** – The application of Scott Smith, Bossier Remodeling Company, requesting a reduction in the front street side landscaping buffer for a new shopping center.

Micha Duffy, Coyle Engineering, was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve C-14-18. Motion carried unanimously.

*Item added to agenda*

- 13. C-15-18** - The application of Michael Riddle, Planet Fitness, for a Temporary Use Approval for an office trailer for presales for Planet Fitness.

Chris Sutherland was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve C-15-18 for temporary use approval from April 9, 2018 to July 31, 2018. Motion carried unanimously.

**E. PRELIMINARY HEARINGS**

- 14. P-16-18** – The application of Dennis Bamburg, Sligo Enterprises, to change the zoning classification of a certain tract of land containing 4.3 acres, more or less, located in Section 23, Township 17 North, Range 12 West, Bossier Parish, Louisiana from R-A (Residential Agriculture) to R-LD(Residential Low Density) for a residential subdivision.

Dennis Bamburg was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Donnie McDaniel to approve P-16-18 for public hearing. Motion carried unanimously.

- 15. P-13-18** – The application of Mark Logan, J-Lo Builder Development, LLC to change the zoning classification of a certain tract of land containing 36.71 acres, more or less, being located in Section 9, Township 18 North, Range 12 West, Bossier Parish, Louisiana from R-MHP(Residential Mobile Home Park) and R-A (Residential Agriculture) to R-LD (Residential Low Density).

Micha Duffy was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve P-13-18 for public hearing. Motion carried unanimously.

- 16. C-11-18** – The application of Mike Salter, Bossier Village Lane Properties, LLC to change the zoning classification of a certain tract of land located at 2220 Brownlee Road, Bossier City, Louisiana from R-LD (Residential Low Density) to B-3 (General Business) for a storage facility.

Don Durr was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve C-11-18 for public hearing. Motion carried unanimously.

**17.C-16-17** – The application of Sean Diel and the residents of Airline Park Estates to change the zoning classification of Airline Park Estates from B-1 (Business Office) and R-LD(Residential Low Density) to B-3 (General Business) for a proposed commercial development.

Sean Diel was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Donnie McDaniel to approve C-16-17 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 March MPC meeting. Motion carried unanimously.

#### **G. OLD/NEW BUSINESS**


Sam Marsiglia stated that the public hearing for the amended Unified Development Code and Used Tire Ordinance will be in May.

Carlotta Brown stated that the MPC is working on a food truck ordinance.

#### **H. PUBLIC COMMENTS - NON AGENDA ITEMS**

#### **I. ADJOURN**

Adjourned at 2:33 p.m.



Brett Mattison, Chairman