

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



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

**MONDAY, MAY 14, 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  
Art Schuldt

**OTHERS PRESENT**

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

**MEMBERS ABSENT**

Brett Mattison, 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 Mark Montgomery, seconded by Ben Rauschenbach to approve the agenda. Motion carried unanimously.

**C. PUBLIC HEARING/ ACTION**

1. **C-16-18** – The application of Duk Ha Lee for a miscellaneous request for a front yard landscaping and compatibility buffer review located at 2307 East Texas Street, Bossier City, Louisiana.

Duk Ha Lee was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Mark Montgomery to approve C-16-18. Motion carried unanimously.

2. **C-17-18** – The application of Jon Black, Tiburon Development, LLC, for a Preliminary Plat, Tiburon Unit 9, Bossier City, Louisiana.

Reggie Lewis, Raley and Associates, was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve C-17-18. Motion carried unanimously.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to combine items 3 and 4, P-16-18 and P-15-18. Motion carried unanimously.

3. **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 Donnie McDaniel and seconded by Ben Rauschenbach to approve P-16-18. Motion carried unanimously.

4. **P-15-18** – The application of Dennis Bamburg, Sligo Enterprises, Inc. for a Preliminary Plat, being a Planned Unit Development, Eagle Ridge Point, Bossier Parish, Louisiana.

Dennis Bamburg was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Art Schuldt to delay P-15-18 so the applicant can submit a drainage plan and plot plan with a housing layout per lot. Motion carried unanimously.

Motion was made by Art Schuldt and seconded by Mark Montgomery to combine items 5 and 6, C-21-18 and C-2-18. Motion carried unanimously.

5. **C-21-18** – The application of Phyllis Williams Solomon for a Miscellaneous Request for a compatibility buffer reduction located at 616 Thompson St., Bossier City, Louisiana.

Phyllis Williams Solomon was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Ben Rauschenbach to approve C-21-18. Motion carried unanimously.

6. **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 (Residential Low Density) to B-2 (Limited Business) on a certain tract of land being lots 14-17 of Marberry Subdivision, Bossier City, Louisiana, for a barber school.

Phyllis Williams Solomon was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Donnie McDaniel to approve C-2-18. Motion carried unanimously.

7. **C-19-18** – The application of Fred's Stores of Tennessee, Inc. for a Conditional Use Approval for the sale of high and low content alcohol for off premise consumption at a Fred's located at 5751 Shed Road, Bossier City, Louisiana.

Tim Banks was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Donnie McDaniel to approve C-19-18. Motion carried unanimously.

8. **P-19-18** – The application of Fred's Stores of Tennessee, Inc. for a Conditional Use Approval for the sale of low content alcohol for off premise consumption at a Fred's located at 1075 US-80, Bossier Parish, Louisiana.

Alan Eftink was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Mark Montgomery to delay P-19-18 to confirm measurement from store to adjacent daycare. Motion carried unanimously.

9. **C-20-18** – The application of M.A.'s Cigars for a Conditional Use Approval for the sale of high and low content alcohol for on premise consumption at a cigar lounge located at 2917 Old Minden Road, Suite E, Bossier City, Louisiana.

Matthew St. Amant was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Ben Rauschenbach to approve C-20-18. Motion carried unanimously.

10. **P-18-18** – The application of Dennis M. Trombley for a Temporary Use Approval for a commercial dirt operation located at 5788 Highway 80, Bossier Parish, Louisiana.

Dennis Trombley was present to answer questions from the Commission.

Gary Whitehead was present in opposition to the application.

Motion was made by Art Schuldt and seconded by Donnie McDaniel to approve a temporary use approval from May 15, 2018 until May 15, 2019. Motion carried unanimously.

- 11. P-20-18** - The application of Willow Heights, LLC for a Preliminary Plat, being a Planned Unit Development, Willow Heights Subdivision Unit No. 2, Bossier Parish, Louisiana.

Michan Holbrook was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Dave Hadded to approve P-20-18. Motion carried unanimously.

- 12. C-18-18** – The application of Ryan Estess, Raley & Associates for an Amended Plat, Chinaberry Square Unit No. 7, Bossier City, Louisiana.

Reggie Lewis, Raley and Associates, was present to answer questions from the Commission.

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

- 13. 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).

Jason Westerman was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Mark Montgomery to approve P-13-18. Motion carried unanimously.

- 14. 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 Donnie McDaniel and seconded by Ben Rauschenbach to approve C-16-17. Motion carried unanimously.

- 15. C-27-18 and P-22-18** – The application of the Bossier City Parish Metropolitan Planning Commission to consider a resolution to confirm the intention of the existing resolutions providing for a moratorium on the issuance of a Certificate of Occupancy for certain uses in the B-4; Downtown Development District and for any Used Tire Sales Facility that desires to operate within the jurisdiction of the Bossier City Metropolitan Planning Commission until the completion of the adoption process of the Amended Unified Development Code and the Used Tire Facility Ordinance.

Sam Marsiglia was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Mark Montgomery to approve C-27-17 and P-22 18. Motion carried unanimously.

- 16. C-52-17 & P-44-17** – The application of the Bossier City Parish Metropolitan Planning Commission to consider an amendment to the Unified Development Code for the purpose of regulating Used Tire Dealers as to the proper zoning classifications they may be allowed to operate in and methods of storing and displaying used tires on the site of the facility.

Sam Marsiglia was present to answer questions from the Commission. Brian McNew was present to address the Commission.

Motion was made by Art Schuldt and seconded by Ben Rauschenbach to approve C-52-17 and P-44-17. Motion carried unanimously.

- 17. C-59-17 and P-49-17** – The application of Bossier City Parish Metropolitan Planning Commission to consider adoption of the updated Unified Development Code.

Sam Marsiglia was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Ben Rauschenbach to approve C-59-17 and P-49-17. Motion carried unanimously.

#### **D. MISCELLANEOUS**

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

Applicant for items 18 and 19 was not present.

Motion was made by Donnie McDaniel and seconded by Mark Montgomery to move items 18 and 19 to the end of the meeting. Motion carried unanimously.

#### **E. PRELIMINARY HEARINGS**

- 20. C-22-18** – The application of Randy James, Momentum Commercial Development, LLC to change the zoning classification from B-2 (Limited Business) to B-3 (General Business) of a certain tract of land being 4.391 acres, more or less, situated in Section 9, Township 18 North, Range 3 West, Bossier City, Louisiana for future commercial use.

Matthew Delaney was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Donnie McDaniel to approve

C-22-18 for public hearing. Motion carried unanimously.

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- 21. C-23-18** - The application of Flamingo Apartments to change the zoning classification from I-1 (Light Industrial) to R-HD (Residential High Density) of a certain tract of land located at 1511 Old Benton Road, Bossier City, Louisiana for an apartment complex.

Mike Williams and Dusty Williams were present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve C-23-18 for public hearing. Motion carried unanimously.

- 22. C-24-18** – The application of Bill Blocker, Blocker Builders, to change the zoning classification from B-1 (Business Office) to B-3 (General Business) of a certain tract of land located at 4705 Lilly Street, Bossier City, Louisiana for an office building/warehouse space.

Brian Mcnew was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Donnie McDaniel to approve C-24-18 for public hearing. Motion carried unanimously.

- 23. C-25-18** – The application of Polaris Services, LLC to change the zoning classification from I-1 (Light Industrial) to B-3 (General Business) of a certain tract of land located at 1250 East Texas St., Bossier City, Louisiana for a furniture store and commercial retail space.

Mickey Wood was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Ben Rauschenbach to approve C-25-18 for public hearing. Motion carried unanimously.

- 24. C-26-18** – The application of Turf and Landscape Solutions, LLC to change the zoning classification from R-MD (Residential Medium Density) to B-3 (General Business) of a certain tract of land located at 3012 Shed Road, Bossier City, Louisiana for a proposed landscaping business.

Kent McKay was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Donnie McDaniel to approve C-26-18 for public hearing. Motion carried unanimously.

- 25. C-13-18** – The application of HC2 Properties to change the zoning classification from I-1(Light Industrial) to B-3 (General Business) of a certain tract of land located at 5300 Barksdale Boulevard, Bossier City, Louisiana for existing commercial lease space.

Charles Chapman was present to answer questions from the Commission.

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

- 26. P-21-18** – The application of D. Greg Williams to change the zoning classification from R-LD (Residential Low Density) to B-1 (Business Office) of a certain tract of land located at 5207 Airline Drive, Bossier City, Louisiana for a Medical / Dental office complex.

Seth Holloway was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Dave Hadden to approve P-21-18 for public hearing. Motion carried unanimously.

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

Gerald Juneau was present to answer questions from the Commission.

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

#### F. MINUTES

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

#### G. OLD/NEW BUSINESS

Sam Marsiglia stated that he is preparing the budget for 2019 and the staff is working on purchasing IPAD's for the Commission.

Carlotta Askew-Brown requested a sponsorship for the Upstate Rising Conference scheduled for August 23, 2018. Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to contribute \$1000.00. Motion carried unanimously.

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

#### I. ADJOURN

Adjourned at 3:43 p.m.

  
Brett Mattison, Chairman