



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, June 10, 2019
City Council Chambers, Bossier City Hall
620 Benton Road, Bossier City, Louisiana

The Metropolitan Planning Commission of the City of Bossier City was called to order on Monday, June 10, 2019, at 2:00 PM, in the City Council Chambers, Bossier City Hall, with the following members present:

MEMBERS PRESENT:

Aaron Bohl
H B Brual
Dave Hadden
Donnie McDaniel
Mark Montgomery
Ben Rauschenbach
Art Schuldt

OTHERS PRESENT:

Sam Marsiglia
Carlotta Askew-Brown,
Gopika Nair,
Jayme Gilmour

MEMBERS ABSENT:

A. CALL TO ORDER

Ben Rauschenbach, Chairman, called the meeting to order at 2:00pm. Donnie McDaniel gave the invocation. Art Schuldt led the pledge of allegiance.

B. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

C. APPROVE AGENDA

D. PUBLIC HEARING/ACTION

1. **C-25-19** – The application of Patrick and Misty Smith for a Zoning Amendment to change the zoning classification from R-A (Residential Agriculture) to B-3 (General Business) for a Coffee Shop located at 4300 Parkway, Bossier City, Louisiana. (City Council District 3) (Police Jury District 11)

Joe Partain was present to answer questions from the Commission. Vicky Mudd was present in opposition to the zoning application. Tom Salzer was present to address the commission. Billie Brian was present in opposition to the zoning application. Patrick Smith address the Commission.

Schuldt made a motion to approve C-25-19. McDaniel seconded the motion. Carried 6-1 (opposed: Brual).

2. **C-26-19** – The application of Bossier Village Lane Properties, LLC for a Zoning Amendment to change the zoning classification of Lots A, B and C of Whittington Subdivision from R-LD (Residential Low Density) to B-3 (General Business) for a proposed climate controlled storage facility. Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Mike Salter was present to answer questions from the Commission. Tristan Larson address the Commission. Paul Draper was present to oppose the zoning application.

Schuldt made a motion to deny C-26-19. Montgomery seconded the motion. Carried unanimously.

3. **P-23-19** – The application of Mike Salter, Bossier Village Lane Properties, for an Amended Planned Unit Development, Bellevue Storage, 19.354 acres located in Section 9, Township 18 North, Range 12 West, Bossier Parish, Louisiana. (Police Jury District 2)

Tristan Larson was present to address the Commission.

Schuldt made a motion to approve P-23-19. Montgomery seconded the motion. Carried unanimously.

4. **C-31-19** – The application of Beau Hays, Bayou Jax Holdings, LLC, for a Conditional Use Approval for on-premise consumption of high and low content alcohol at a proposed oyster and daiquiri bar located at 515 Barksdale Boulevard, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Beau Hays was present to answer questions from the Commission.

McDaniel made a motion to approve C-31-19. Montgomery seconded the motion. Carried unanimously.

5. **C-32-19** – The application of Bryce Culotta for a Conditional Use Approval for on-premise consumption of high and low content alcohol at an event center located at 2328 Barksdale Boulevard, Bossier City, Louisiana. (City Council District 3) (Police Jury District 10)

Bryce Culotta was present to answer questions from the Commission.

Schuldt made a motion to approve C-32-19. Montgomery seconded the motion. Carried unanimously.

6. **P-19-19** – The application of Ryan Estess, Raley and Associates, for a Preliminary Plat, being a planned unit development for St. Charles Court Villages Unit No. 9, 14.462 acres located in Section 20, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Ryan Estess was present to ask the Commission to delay the Plat application. April MacGinley was present to address the Commission.

Montgomery made a motion to delay P-19-19. Bohl seconded the motion. Carried unanimously.

7. **P-20-19** - The application of Ryan Estess, Raley and Associates for a Preliminary Plat, being a planned unit development for The Crossing at Wemple Unit 4, 10.612 acres located in Sections 32 and 33, Township 19 North, Range 13 West, Bossier Parish, Louisiana.(Police Jury District 5)

Ryan Estess was present to answer questions from the Commission.

McDaniel made a motion to approve P-20-19. Hadden seconded the motion. Carried unanimously

8. **C-35-19** – The application of Ryan Estess, Raley and Associates, for an Amended Planned Unit Development, Viking Drive Warehouse and Storage Facility, 25.6 acres located in Section 15, Township 18 North, Range 13 West, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Ryan Estess was present to answer questions from the Commission.

McDaniel made a motion to approve C-35.19. Montgomery seconded the motion. Carried unanimously.

9. **C-33-19** – The application of Mitchell Contracting, Inc. for a Minor Planned Unit Development, Mitchell Contracting Inc., for a proposed modular contracting office located at 1332 Driftwood Drive (City Council District 4) (Police Jury District 7)

Dana Vega was present to answer questions from the Commission.

Schuldt made a motion to approve C-33-19. Montgomery seconded the motion. Carried unanimously.

10. **P-22-19** – The application of James McCormick for a Preliminary Plat, Stewart Road Subdivision, 8.249 acres located in Section 24, Township 18 North, Range 20 West, Bossier Parish, Louisiana. (Police Jury District 2)

Michan Holbrook was present to answer questions from the Commission. James Gilbert and Kay Gilbert were present to address the Commission.

Schuldt made a motion to approve P-22-19. Montgomery seconded the motion. Carried unanimously.

11. **P-24-19** – The application of William Mayfield, Brownlee Road Partners, LLC, for a Miscellaneous Request for an 8' fence throughout Canal Place Subdivision, Bossier Parish, Louisiana. (Police Jury District 6)

William Mayfield was present to answer questions from the Commission.

McDaniel made a motion to approve P-24-19. Schuldts seconded the motion. Carried unanimously.

12. **P-17-19** – The application of Joe Masterson for a Miscellaneous Request to waive architectural standards and to use gravel parking for a personal storage building located at 124 Crown Court, Bossier Parish, Louisiana. (Police Jury District 1)

Joe Masterson was present to answer questions from the Commission.

Schuldts made a motion to approve P-17-19 as a personal storage facility with a concrete apron at the entrance drive, meeting the architectural standards on the road frontage side. Hadden seconded the motion. Carried unanimously.

13. **C-34-19** – The application of Michael Kelsch, Raley and Associates, for a Miscellaneous Request for a landscaping buffer located at 2301 Airline Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

J. K. Richards and Kay Richards were present to answer questions from the Commission.

Montgomery made a motion to approve C-34-19. Bohl seconded the motion. Carried unanimously.

14. **C-36-19** – The application of Michael Kelsch, Raley and Associates, for a Miscellaneous Request for a parking reduction located at 2301 Airline Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

J. K. Richards and Kay Richards were present to answer questions from the Commission.

Mary Riechman Snow was present to address the Commission.

Schuldts made a motion to approve C-36-19 with the condition that only one restaurant space be allowed as a tenant and no fine arts studio (dance studio, karate studio, etc.) as a tenant. Hadden seconded the motion. Carried unanimously.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

15. **P-18-19** – The application of Michael Kelsch, Raley and Associates, for a Zoning Amendment to change the zoning classification of certain tracts of land being 9.654 acres located in Sections 27, 28, 33 and 34, Township 19 North, Range 13, West, Bossier Parish, Louisiana from R-A (Residential Agriculture) to B-3 (General Business) for future commercial development. (Police Jury District 6)

Michael Kelsch was present to answer questions from the Commission.

Montgomery made a motion to approve P-18-19 for public hearing. Hadden seconded the motion. Carried unanimously.

16. **P-21-19** – The application of Michael Kelsch, Raley and Associates, for a Zoning Amendment to change the zoning classification of a certain tract of land being 160.967 acres located in a portion of lots 2, 3 and 4 of Big Bee Bend Plantation and an adjacent tract of land located in Section 34, Township 19 North, Range 13 West, Bossier Parish, Louisiana from R-A (Residential Agriculture) to R-LD (Residential Low Density) for a new residential subdivision called Kensington Place. (Police Jury District 6)

Michael Kelsch was present to answer questions from the Commission. Kelsch indicated that the subdivision name will change.

Schuldt made a motion to approve P-21-19 for public hearing. Montgomery seconded the motion. Carried unanimously.

G. APPROVE MINUTES

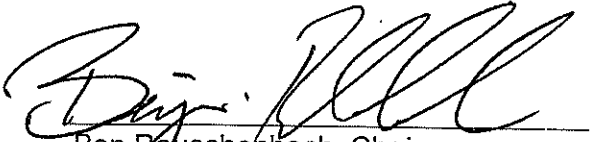
McDaniel made a motion to approve May 13, 2019 minutes. Hadden seconded the motion. Carried unanimously.

H. OLD/NEW BUSINESS

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN

There being no further business to come before this Council, meeting adjourned at 3:45 PM by Ben Rauschenbach.


Ben Rauschenbach, Chairman