

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



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

**MONDAY, JUNE 25, 2018, 3:00 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.

Ben Rauschenbach led in the pledge of allegiance. Art Schuldt gave the invocation

**A. ROLL CALL**

Jayme Gilmour called roll and stated a quorum was present.

**B. APPROVE AGENDA**

Motion was made by Ben Rauschenbach, seconded by Mark Montgomery to approve the agenda. Motion carried unanimously.

**C. PUBLIC HEARING/ ACTION**

1. **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 13 West, Bossier City, Louisiana for future commercial use.

Applicant requested item C-22-18 be delayed.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to delay C-22-18. Motion carried unanimously.

Motion was made by Art Schuldt and seconded by Ben Rauschenbach to combine items C-23-18, C-32-18 and C-33-18. Motion carried unanimously.

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

Motion was made by Art Schuldt and seconded by Ben Rauschenbach to approve C-23-18. Motion carried unanimously.

3. **C-32-18** – The application of Mike and Dusty Williams, Flamingo Apartments, for an Amended Plat, Flamingo Subdivision, Bossier City, Louisiana.

Motion was made by Mark Montgomery and seconded by Art Schuldt to approve C-32-18. Motion carried unanimously.

4. **C-33-18** – The application of Mike and Dusty Williams, Flamingo Apartments for a Planned Unit Development, Bossier City, Louisiana.

Motion was made by Art Schuldt and seconded by Donnie McDaniel to approve C-33-18. Motion carried unanimously.

5. **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.

Sarah George was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve C-24-18. Motion carried unanimously.

6. **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.

Ricky Wood was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve C-25-18. Motion carried unanimously.

Motion was made by Art Schuldt and seconded by Donnie McDaniel to combine items C-26-18 and C-30-18. Motion carried unanimously.

7. **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 Mark Montgomery to approve C-26-18. Motion carried unanimously.

8. **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 Art Schuldt to approve C-13-18. Motion carried unanimously.

9. **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.

Greg Williams was present to answer questions from the Commission.

Brenda Deville was present in opposition to the application.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve P-21-18. Motion carried unanimously.

10. **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. Butch Ford addressed the Commission.

Motion was made by Ben Rauschenbach and seconded by Donnie McDaniel to approve P-15-18. Motion carried unanimously.

- 11. P-22-18** – The application of Ivy Russell, GSS Transport, LLC for a Minor Plat, Lampshire Subdivision, Bossier Parish, Louisiana.

Charlie Coyle was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Donnie McDaniel to approve P-22-18. Motion carried unanimously.

- 12. C-29-18** - The application of Capital Signs & Awnings, LLC for an On Premise Sign Review located at 2449 Hospital Drive, Bossier City, Louisiana.

Sonny Moss and Charles LaBorde were present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Ben Rauschenbach to approve C-29-18. Motion carried unanimously.

- 13. C-28-18** – The application of Michael Pye, Garcon Du Bayou, for a Temporary Use Approval for a food trailer located at 1150 Airline Drive, Bossier City, Louisiana.

Michael Pye was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve C-28-18 for temporary use from July 1, 2018 to July 1, 2019. Motion carried unanimously.

- 14. C-30-18** – The application of Kent McKay, Turf & Landscape Solutions, LLC for a Minor Plat, Victory Subdivision, Bossier City, Louisiana.

Kent McKay was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Mark Montgomery to approve C-30-18. Motion carried unanimously.

- 15. P-23-18** – The application of Doug Rains, Rains Construction for a Preliminary Plat, Forest Hills Subdivision, Unit No. 11, Bossier Parish, Louisiana.

Michan Holbrook was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Dave Hadden to approve P-23-18. Motion carried unanimously.

- 16. C-31-18** – The application of Joseph Pullig, JSP Realty, LLC for a Preliminary Plat, JSP Industrial Park, Bossier City, Louisiana.

Michan Holbrook was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve C-31-18. Motion carried unanimously.

- 17.C-34-18** – The application of Sandra Davis, FBL & Associates, Inc. for a Preliminary Plat, Kennon Industrial Park, Bossier City, Louisiana.

Sandra Davis was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Art Schuldt to approve C-34-18. Motion carried unanimously.

- 18.C-35-18** - The application of M & J Food Mart for a Conditional Use Approval for the sale of low content alcohol for off-premise consumption located at 4609 Shed Road, Bossier City, Louisiana.

Thomasina Muqtasid was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Mark Montgomery to approve C-35-18. Motion carried unanimously.

**D. MISCELLANEOUS**

- 19.P-20-18** - The application of Willow Heights, LLC for a Final 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 Art Schuldt and seconded by Ben Rauschenbach to approve P-20-18. Motion carried unanimously.

**E. PRELIMINARY HEARINGS**

**F. MINUTES**

Motion was made by Ben Rauschenbach and seconded by Art Schuldt. Motion carried unanimously.

**G. OLD/NEW BUSINESS**

Sam Marsiglia indicated that he asked the City Council to remand the revised UDC code back to the MPC.

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

**I. ADJOURN**

Adjourned at 3:51 p.m.



Brett Mattison, Chairman