



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, July 8, 2019

City Council Chambers, Bossier City Hall
620 Benton Road, Bossier City, Louisiana

MEMBERS PRESENT:

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:

Ben Rauschenbach
Aaron Bohl

A. CALL TO ORDER

Dave Hadden, Vice-Chairman, called the meeting to order at 2:02 p.m. Art Schuldt gave the invocation. H B Brual led the pledge of allegiance.

B. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

C. APPROVE AGENDA

Art Schuldt made a motion to combine items 3, 4, and 5 for discussion purposes and approve the amended agenda. Donnie McDaniel seconded the motion. Carried 5-0 (opposed:)

D. PUBLIC HEARING/ACTION

1. **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)

Schuldt made a motion to approve P-18-19. Montgomery seconded the motion. Carried unanimously.

2. **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. (Police Jury District 6)

Michael Kelsch was present to answer questions from the Commission. Weldon Brooks was present to address the Commission.

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

3. **C-39-19** – The application of Joe Partain for a Miscellaneous request for a major arterial setback reduction located at 1400 Airline Drive, Bossier City, Louisiana. (Nickys Mexican Restaurant) (City Council District 3) (Police Jury District 10)
4. **C-40-19** – The application of Joe Partain for a Miscellaneous request for a compatibility buffer waiver located at 1400 Airline Drive, Bossier City, Louisiana. (Nickys Mexican Restaurant) (City Council District 3) (Police Jury District 10)
5. **C-41-19** – The application of Joe Partain for a Miscellaneous request for a landscaping waiver located at 1400 Airline Drive, Bossier City, Louisiana. (Nickys Mexican Restaurant) (City Council District 3) (Police Jury District 10)

Applicant was not present.

McDaniel made a motion to delay C-39-19, C-40-19 and C-41-19 until the end of the meeting. Montgomery seconded the motion. carried unanimously.

6. **P-27-19** – The application of Drew Martin, Cypress Xpress Lube, for a Temporary Use Approval for a Temporary Office and Breakroom Building located at 5485 Airline Drive, Bossier City, Louisiana. (Police Jury District 5)

Drew Martin was present to answer questions from the Commission.

Schuldt made a motion to approve P-27-18 for a temporary use approval beginning July 8, 2019 ending January 8, 2020. McDaniel seconded the motion. Carried unanimously.

7. **C-42-19** – The application of Michael Wagon, Louisiana Discount Tobacco, for a Conditional Use Approval for the sale of high content alcohol for off-premise consumption located at 1650 Old Minden Road, Bossier City, Louisiana. (City Council District 3) (Police Jury District 9)

Michael Wagon was present to answer questions from the Commission.

Montgomery made a motion to approve C-42-19. McDaniel seconded the motion. carried unanimously.

8. **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)

Ralph Wyngarden, Faulk and Foster, was present representing Hemphill, LLC to answer questions from the Commission. Bebb Frances was present to address the Commission. Alvin Miester was present to address the Commission. Luke Conder, Sr Real Estate Manager for Verizon, addressed the Commission. Neil Erwin was present to address the Commission.

Schuldt made a motion to approve C-5-19 with two conditions: The fall zone must fall within the lease area of the tower and a solid screen fence be constructed around the perimeter of the compound. Montgomery seconded the motion. carried unanimously.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

9. **C-43-19** – The application of Ryan Estess, Raley and Associates for a Zoning Amendment to change the zoning classification of a certain tract of land being a resubdivision of a portion of lots 15-18 of a resubdivision of Lot 22 of Dillard, Place located in Section 21, Township 18 North, Range 13 West, Bossier Parish, Louisiana from R-LD (Residential Low Density) to B-2 (Limited Business) for Citizens National Bank parking expansion. (City Council District 2) (Police Jury District 9)

Ryan Estess was present to answer questions from the Commission.

McDaniel made a motion to approve C-43-19 for public hearing. Schuldt seconded the motion. carried unanimously.

10. **C-44-19** - The application of the Bossier City Metropolitan Planning Commission to consider amending the Unified Development Code to create regulations for cross-access easements for commercial and multi-family developments.

Carlotta Askew-Brown was present to answer questions from the Commission.

Montgomery made a motion to approve C-44-19. McDaniel seconded the motion. carried unanimously.

11. **Recall of Item #3**

C-39-19 – The application of Joe Partain for a Miscellaneous request for a major arterial setback reduction located at 1400 Airline Drive, Bossier City, Louisiana. (Nickys Mexican Restaurant) (City Council District 3) (Police Jury District 10)

Joe Partain was present to answer questions from the Commission.

Carleene Dawson was present to address the Commission.

McDaniel made a motion to approve C-39-19. Montgomery seconded the motion. carried unanimously.

12. **Recall of Item #4**

C-40-19 – The application of Joe Partain for a Miscellaneous request for a compatibility buffer waiver located at 1400 Airline Drive, Bossier City, Louisiana. (Nickys Mexican Restaurant) (City Council District 3) (Police Jury District 10)

Joe Partain was present to answer questions from the Commission.

Schuldt made a motion to approve C-40-19 with two conditions: a seven foot block wall or masonry wall be constructed along the entire property line of the residential zoning on all three properties with a split-face or rock face to the residential side and to bring the location of the dumpster up to current code requirements. Brual seconded the motion. carried unanimously.

McDaniel made a motion to approve C-41-19. Montgomery seconded the motion. carried unanimously.

13. Recall of Item #5

C-41-19 – The application of Joe Partain for a Miscellaneous request for a landscaping waiver located at 1400 Airline Drive, Bossier City, Louisiana. (Nickys Mexican Restaurant) (City Council District 3) (Police Jury District 10)

Joe Partain was present to answer questions from the Commission.

G. APPROVE MINUTES

Montgomery made a motion to approve the amended April 8, 2019 minutes. McDaniel seconded the motion. carried unanimously.

Schuldt made a motion to approve the minutes from June 10, 2019. Montgomery seconded the motion. carried unanimously.

H. OLD/NEW BUSINESS

Sam Marsiglia indicated that there will be a 2020 budget meeting next month following the regular MPC Meeting.

Carlotta Askew-Brown stated that there will be a Food Truck Community Meeting, July 25, 2019 at 4:00 p.m.

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN

There being no further business to come before this Council, meeting adjourned at 4:07 PM.



Dave Hadden