

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



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

MONDAY, JULY 9, 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 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

Motion was made by Donnie McDaniel, seconded by Dave Hadden 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.

Matt Delaney and Randy James were present to answer questions from the Commission.

Angela Lehr, Richard Hiller, Thomas Harvey, Katie Williams, James Kent, Brenda Bichon and Felix Rivera were present to address the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve C-22-18. Motion carried with Brett Mattison abstaining.

2. **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. (Police Jury District 2)

John Chandler was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Mark Montgomery to approve P-19-18. Motion carried unanimously.

3. **P-25-18** – The application of Matthew Allen for a Minor Plat, Allen Acres, Bossier Parish, Louisiana. (Police Jury District 2)

Matthew Allen was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Dave Hadden to approve P-25-18. Motion carried unanimously.

4. **P-26-18** – The application of Travis Sturdivant, Raley & Associates, for a Minor Plat, Ivey Subdivision, Bossier Parish, Louisiana. (Police Jury District 2)

Travis Sturdivant was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Ben Rauschenbach to approve P-26-18. Motion carried unanimously.

5. **C-37-18** – The application of Jason Middlebrook, Gullo's Market, for a Conditional Use Approval for the sale of high content alcohol for on premise consumption at a restaurant located at 2091 Stockwell Rd., Ste. 1, Bossier City, Louisiana. (City Council District 4) (Police Jury District 8)

Jason Middlebrook was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Mark Montgomery to approve C-37-18. Motion carried unanimously.

6. **P-27-18** – The application of Travis Beaty, BeatyLand, LLC, for a Preliminary Plat, Buckhorn Ridge, Bossier Parish, Louisiana. (Police Jury District 2)

Travis Beaty was present to answer questions from the Commission.

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

7. **C-38-18** – The application of Bonita Road Assembly of God for a Temporary Use Approval located at 2950 East Texas St., Bossier City, Louisiana. (City Council District 3) (Police Jury District 9)

Aaron Miller was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Art Schuldt to approve C-38-18 for a temporary use from July 10, 2018 to July 10, 2019, 10:00am to 9:00pm, 3 days a month. Motion carried unanimously.

D. MISCELLANEOUS

8. **P-23-18** – The application of Doug Rains, Rains Construction for a Final Plat, Forest Hills Subdivision, Unit No. 11, Bossier Parish, Louisiana. (Police Jury District 2)

Micha Duffey was present to answer questions from the Commission.

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

9. **P-15-18** – The application of Dennis Bamburg, Sligo Enterprises, Inc. for a Final Plat, being a Planned Unit Development, Eagle Ridge Point, Bossier Parish, Louisiana. (Police Jury District 1)

Dennis Bamburg was present to address the Commission.

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

Sam Marsiglia requested on behalf of the applicants that C-31-18 and C-34-18 be delayed.

Motion was made by Donnie McDaniel and seconded by Ben Rauschenbach to delay C-31-18 and C-34-18. Motion carried unanimously.

10. **C-31-18** – The application of Joseph Pullig, JSP Realty, LLC for a Final Plat, JSP Industrial Park, Bossier City, Louisiana. (City Council District 5) Police Jury District 7)

C-31-18 DELAYED

11. **C-34-18** – The application of Sandra Davis, FBL & Associates, Inc. for a Final Plat, Kennon Industrial Park, Bossier City, Louisiana. (City Council District 4) (Police Jury District 8)

C-34-18 DELAYED

- 12. C-17-18** – The application of Jon Black, Tiburon Development, LLC, for a Final Plat, Tiburon Unit 9, Bossier City, Louisiana. (City Council District 4) (Police Jury District 5)

Michael Kelsh was present to answer questions from the Commission.

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

- 13. P-11-18** – The application of Edward Gaiennie, LP Development LLC for a Final Plat, Waterford Bend, Unit 2, Bossier Parish, Louisiana. (Police Jury District 5)

Rob Williams 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.

- 14. P-12-18** – The application of Edward Gaiennie, LP Development, LLC, for a Final Plat, Redwood Place at Legacy, Unit 11, Bossier Parish, Louisiana. . (Police Jury District 5)

Rob Williams was present to answer questions from the Commission.

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

E. PRELIMINARY HEARINGS

F. MINUTES

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve the minutes from June 25, 2018. Motion carried unanimously.

G. OLD/NEW BUSINESS

- 15.** Approve 2019 budget.

Motion was made by Donnie McDaniel and seconded by Ben Rauschenbach to approve the 2019 Budget. Motion carried unanimously.

H. PUBLIC COMMENTS - NON AGENDA ITEMS

Brett Misenheimer was present to discuss food trucks and or food trailers in Bossier City. Misenheimer requested clarification for Temporary Use Approval, mobile food trucks and permanent locations. Sam Marsiglia indicated that Carlotta Brown is working on an ordinance that would specify regulations regarding food trucks.

Paul Salvatore was present to address the Commission.

I. ADJOURN

Adjourned at 4:18 pm



Brett Mattison, Chairman