



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, August 10, 2020
City Council Chambers, Bossier City Hall
620 Benton Road, Bossier City, Louisiana

MEMBERS PRESENT:

H B Brual
Dave Hadden
Mark Montgomery
Art Schuldt
James Fine

OTHERS PRESENT:

Carlotta Askew-Brown
Jayme Gilmour
Daniel Besinaiz
Bruce Easterly
Donnie Barker
Charles Lemoine
Steve Pinkley
Robert Jeter
Harry Westcott
James Lafitte

Dennis Trombley
Reggie Lewis
Abraham Kessley
Lauren Clements
Jeff Westmoreland
Neil Erwin
Tristan Larson
Mary Lucky
Dedreick Morrow

MEMBERS ABSENT:

Donnie McDaniel

A. CALL TO ORDER

Art Schuldt, Chairman, called the meeting to order at 2:03pm. Dave Hadden gave the invocation. James Fine led the pledge of allegiance.

B. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

C. APPROVE AGENDA

Hadden made a motion to approve the agenda. Montgomery seconded the motion. Motion carried unanimously.

D. PUBLIC HEARING/ACTION

1. **P-23-20** – The application of Joe E. Ford, Jr. for a Zoning Amendment to change the zoning classification of a certain tract of land containing 3.455 acres, more or less, from R-A (Residential Agriculture) to B-1 (Business Office) for a proposed Office Complex located in Section 21, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (southeast corner of Airline Dr. and Deen Point Rd.) (Police Jury District 5)

Bruce Easterly was present to answer questions from the Commission.

Hadden made a motion to approve P-23-20. Fine seconded the motion. Motion carried unanimously.

2. **C-39-20** – The application of Ed Gaiennie, TPBC LLC, for a Preliminary Plat, Retreat at the Preserve, Unit No. 4, located in Sections 23 and 24, Township 17 North, Range 13 West, Bossier City, Louisiana (southwest of Sunflower Rd. and Preserve Blvd intersection). (City Council District 1) (Police Jury District 12)

Michan Holbrook was present to answer questions from the Commission.

Hadden made a motion to approve C-39-20. Fine seconded the motion. Motion carried unanimously.

3. **C-45-20** -The application of Ed Gaiennie, TPBC, LLC, Conditional Use Request for a Master Development Plan for The Preserve Subdivision Phase 2, located in Section 24, Township 17 North, Range 13 West, Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Donnie Barker was present to answer questions from the Commission.

Hadden made a motion to approve C-45-20. Montgomery seconded the motion. Motion carried unanimously.

4. **C-25-20** – The application of Ed Gaiennie, TPBC, LLC, for a Preliminary Plat, Retreat at the Preserve Unit No. 8, located in Section 24, Township 17 North, Range 13 West, Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Donnie Barker was present to answer questions from the Commission. Charles Lemoine, Steve Pinkley, and Robert Jeter were present to address the Commission. Carlotta Askew Brown read comments into the record from a property owner.

Montgomery made a motion to approve C-25-20. Hadden seconded the motion. Motion carried unanimously.

5. **P-24-20** – The application of Dennis M. Trombley for a Temporary Use Approval for a commercial dirt operation located at 5788 Highway 80, Bossier Parish, Louisiana. (Policy Jury District 2)

Dennis Trombley was present to answer questions from the Commission.

Montgomery made a motion to approve P-24-20. Fine seconded the motion. Motion carried unanimously.

6. **P-25-20** – The application of Reggie Lewis, Raley and Associates, for an Amended Plat, Wemple Estates Unit No. 2, located in Section 34, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Reggie Lewis was present to answer questions from the Commission.

Hadden made a motion to approve P-25-20. Fine seconded the motion. Motion carried unanimously.

7. **C-44-20** – The application of Abraham Kessler, EVL, LLC, for a Temporary Use Approval for an inflatable maze located at 6795 East Texas Street, Bossier City, Louisiana. (Police Jury District 8) (City Council District 4)

Abraham Kessler was present to answer questions from the Commission.

Hadden made a motion to approve C-44-20. Fine seconded the motion. Motion carried unanimously.

8. **P-29-20** - The application of Beaty Land Co., Conditional Use Request for a Master Development Plan for Duckwater Landing Subdivision located in Section 26, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Reggie Lewis was present to answer questions from the Commission.

9. **P-26-20** – The application of Ryan Estess, Raley & Associates, for a Preliminary Plat, Duckwater Landing Unit 1, located in Section 26, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Reggie Lewis was present to answer questions from the Commission.

Hadden made a motion to approve P-26-20. Fine seconded the motion. Motion carried unanimously.

10. **P-28-20** – The application of Reggie Lewis, Raley & Associates, for a Miscellaneous Request for a landscaping buffer reduction at a Veterinary Clinic located at 5495 Airline Drive, Bossier City, Louisiana. (Police Jury District 5)

Reggie Lewis was present to answer questions from the Commission.

Hadden made a motion to approve P-28-20. Brual seconded the motion. Motion carried unanimously.

E. MISCELLANEOUS

Items x, y and z were removed from the agenda.

1. **P-30-20** – The application of Bossier City-Parish Metropolitan Planning Commission to review and approve a request from the Haughton Metropolitan Planning Commission to amend the Bossier City-Parish MPC Five Mile Jurisdiction.

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

Brual made a motion to approve P-30-20. Fine seconded the motion. Motion carried unanimously.

F. PRELIMINARY HEARINGS

1. **C-42-20** – The application of Lauren Roberts Clements, Dalco Properties, LLC, for a Zoning Amendment to change to a certain tract of land located at 2409 Benton Road from R-LD (Residential Low Density) to B-2 (Limited Business) for a proposed event center, Bossier City, Louisiana. (Police Jury District 7) (City Council District 5)

Lauren Clements was present to answer questions from the Commission. Jeff Westmoreland, Neil Erwin, and Tristan Larson was present to address the Commission.

Brual made a motion to approve C-42-20 for public hearing. Hadden seconded the motion. Carried 4-1 (opposed: Montgomery).

2. **P-27-20** – The application of Ryan Estess, Raley and Associates, for a Zoning Amendment to change the zoning classification of a certain tract of land being 9.929 acres more or less, from R-LD (Residential Low Density) to B-1 (Business, Commercial Office) located in the Southeast quarter of Section 26, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Reggie Lewis was present to answer questions from the Commission.

Hadden made a motion to approve C-42-20 for public hearing. Montgomery seconded the motion. Motion carried unanimously.

3. **P-31-20** - The application of the Bossier City-Parish MPC requesting the review and approval of the Hwy 80 Corridor Overlay District.

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

Montgomery made a motion to approve P-31-20 for public hearing. Fine seconded the motion. Motion carried unanimously.

G. APPROVE MINUTES

Hadden made a motion to approve the minutes from (enter date). seconded the motion. Motion carried unanimously.

H. OLD/NEW BUSINESS

I. PUBLIC COMMENTS - NON AGENDA ITEMS

Mary Lucky, Harry Westcott, Dedreick Morrow, and James Lafitte were present to address the Commission regarding Airline Park Estates

J. ADJOURN



Art Scholdt, Chairman