



# MINUTES

## Metropolitan Planning Commission Meeting

2:00 PM - Monday, August 12, 2019  
City Council Chambers, Bossier City Hall  
620 Benton Road, Bossier City, Louisiana

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### MEMBERS PRESENT:

Donnie McDaniel  
Mark Montgomery  
Ben Rauschenbach  
Art Schuldt

### OTHERS PRESENT:

Carlotta Askew-Brown,  
Gopika Nair,  
Jayme Gilmour

### MEMBERS ABSENT:

Aaron Bohl  
H B Brual  
Dave Hadden

### A. CALL TO ORDER

Ben Rauschenbach, Chairman, called the meeting to order at 2:00 PM. 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.

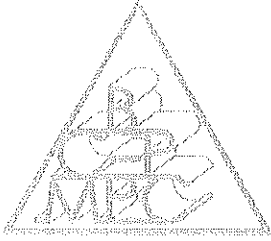
### C. APPROVE AGENDA

Motion was made by Donnie McDaniel and seconded by Art Schuldt to move items C-43-19, C-51-19 and C-48-19 to the end of the agenda. Motion carried 4-0

### D. PUBLIC HEARING/ACTION

1. **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)

*Moved to the end of the agenda.*



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### D. PUBLIC HEARING/ACTION

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*Moved to the end of the agenda.*

2. **C-51-19** – The application of Ryan Estess, Raley and Associates, for a Minor Plat, Dillard Place Citizens Bank Addition, located in Section 21, Township 19 North, Range 13 West, Bossier City, Louisiana. (City Council District 2) (Police Jury District 9)

*Moved to the end of the agenda.*

3. **C-50-19** – The application of Ryan Estess, Raley and Associates, for an Amended Planned Unit Development, Viking Drive Warehouse and Storage Facility, 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.

Schuldt made a motion to approve C-50-19. Montgomery seconded the motion. Motion carried unanimously.

4. **C-48-19** – The application of Lamar Advertising for an Off-Premise Sign Review to replace an LED billboard located on the Northeast corner of Airline Drive and Mini Max Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 5)

*Moved to the end of the agenda.*

5. **C-49-19** – The application of Vintage Design Group for an Amended Planned Unit Development, 2 John's Restaurant, Bossier City, Louisiana. (City Council District 2) (Police Jury District 7)

Marcus Hobbs was present to answer questions from the Commission.

Schuldt made a motion to approve C-49-19. Montgomery seconded the motion. Motion carried unanimously.

6. **P-31-19** – The application of Michael Kelsch, Raley and Associates, for a Preliminary Plat, Rosedale Place, Unit No. 16, being a planned unit development, located in Section 33, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Michael Kelsch was present to answer questions from the Commission.

Montgomery made a motion to approve P-31-19. Schuldt seconded the motion. Motion carried unanimously.

7. **P-32-19** – The application of Michael Kelsch, Raley and Associates, for a Preliminary Plat, Rosedale Place Unit No 17, being a Planned Unit Development, located in Section 33 and 34, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Michael Kelsch was present to answer questions from the Commission.  
Richard Daigle was present to address the Commission.

Schuldt made a motion to approve P-32-19. Montgomery seconded the motion. Motion carried unanimously.

8. **P-33-19** – The application of Michael Kelsch, Raley and Associates, for a Preliminary Plat, Cane’s Landing Unit 1, located in Section 33, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Michael Keslch was present to answer questions from the Commission.

Schuldt made a motion to approve P-32-19. Montgomery seconded the motion. Motion carried unanimously.

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

Carlotta Brown was present to answer questions from the Commission.

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

## **E. MISCELLANEOUS**

## **F. PRELIMINARY HEARINGS**

10. **P-30-19** – The application of Edwin and Christy Goerbig for a Zoning Amendment to change the zoning classification from R-T (Racetrack) to R-A (Residential Agriculture) of a certain tract of land being 6.744 acres located in Section 16, Township 18 North, Rage 12 West, Bossier Parish, Louisiana. (Police Jury District 8)

Edwin Goerbig was present to answer questions from the Commission.

McDaniel made a motion to approve P-30-10 for public hearing. Montgomery seconded the motion. Motion carried unanimously.

11. **C-52-19 and P-36-19** - The application of the Bossier City Bossier Parish Metropolitan Planning Commission to consider amending the Unified Development Code to create regulations for mobile food vending (food trucks) and to extend the moratorium until such time that the ordinance is adopted.

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

Schuldt made a motion to approve C-52-19 and P-36-19. McDaniel seconded the motion. Motion carried unanimously.

12. Recall item #1, C-43-19  
**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.

Motion was made by Art Schudlt and seconded by Donnie McDaniel to delay C-43-19 until the September 9, 2019 meeting. Motion carried unanimously.

**13. Recall item #2, C-51-19**

**C-51-19** – The application of Ryan Estess, Raley and Associates, for a Minor Plat, Dillard Place Citizens Bank Addition, located in Section 21, Township 19 North, Range 13 West, Bossier City, Louisiana. (City Council District 2) (Police Jury District 9)

Ryan Estess was present to answer questions from the Commission.

Motion was made by Art Schudlt and seconded by Donnie McDaniel to delay C-51-19 until the September 9, 2019 meeting. Motion carried unanimously.

**14. Recall item #4, C-48-19**

**C-48-19** – The application of Lamar Advertising for an Off-Premise Sign Review to replace an LED billboard located on the Northeast corner of Airline Drive and Mini Max Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 5)

Daniel Dugan was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Donnie McDaniel to delay C-48-19 to the September 9, 2019 meeting. Motion carried unanimously.

**G. APPROVE MINUTES**

McDaniel made a motion to approve the minutes from July 8, 2019. Montgomery seconded the motion. Motion carried unanimously.

**H. OLD/NEW BUSINESS**

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

Lance Rabalais addressed the Commission in reference to the commercial property being built on Airline Drive. Sandra Caraway addressed the Commission. Brian Creamer addressed the Commission. Tommy Harvey addressed the Commission.

**J. ADJOURN**

There being no further business to come before this Commission, meeting adjourned at 3:33 PM by Ben Rauschenbach.

  
Ben Rauschenbach, Chairman