

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



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

MONDAY, AUGUST 13, 2018, 2:00 P.M.

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

H B Brual
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.

Art Schuldt gave the invocation. Donnie McDaniel led in the pledge of allegiance.

A. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

B. APPROVE AGENDA

Sam Marsiglia requested that item 7, C-41-18 and public comments from Kent Rogers be removed from the agenda. Motion was made by Ben Rauschenbach, seconded by Mark Montgomery to approve the amended agenda. Motion carried unanimously.

C. PUBLIC HEARING/ ACTION

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to combine items C-2-18 and C-21-18. Motion carried unanimously.

1. **C-2-18** - A *re-hearing* for the application of Phyllis Williams Solomon, The Finest Barbering Styling Academy, for a Zoning Amendment to change the zoning classification from R-LD (Residential Low Density) to B-2 (Limited Business) on a certain tract of land being lots 14-17 of Marberry Subdivision, Bossier City, Louisiana, for a barber school. (City Council District 5)(Police Jury District 7)

2. **C-21-18** – A *re-hearing* for the application of Phyllis Williams Solomon for a Miscellaneous Request for a compatibility buffer reduction located at 616 Thompson St., Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Motion was made by Art Schuldt and seconded by Ben Rauschenbach to approve C-2-18 and C-21-18. Motion carried unanimously.

3. **P-28-18** – The application of Darrell McLemore, McLemore Plantation, LLC, for a Minor Plat, McLemore Plantation Unit No. 3, Bossier Parish, Louisiana. (Police Jury District 6)

Joey French was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Art Schuldt to approve P-28-18 with the condition that the levy board language be included on the plat. Motion carried unanimously.

4. **C-40-18** - The application of Mohr & Associates for an Amended Plat, Victoria Meadows Unit 3B, Bossier City, Louisiana. (City Council District 1)(Police Jury District 12)

Randy Harper was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Donne McDaniel to approve C-40-18. Motion carried unanimously.

5. **P-30-18** – The application of Tandem Acquisitions for a Minor Plat, Tandem Plaza, Bossier Parish, Louisiana. (Police Jury District 5)

Michan Holbrook was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve P-30-18 with the condition that Commercial PUD language be added to the description of the property on the plat. Motion carried unanimously.

6. **P-31-18** - The application of Edward Gaiennie, LP Development, LLC, for an Amended Plat, Legacy Parks Common Area, Bossier Parish, Louisiana. (Police Jury District 5)

Applicant was not present. Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to delay P-31-18 until the end of the public hearings. Motion carried unanimously.

7. ~~C-41-18~~ – The application of Ricky Wood, Polaris Services, LLC for a Planned Unit Development, Office Furniture Source, Bossier City, Louisiana. (City Council District 5)(Police Jury District 9)

Item removed.

8. **C-59-17 and P-49-17** – The application of Bossier City Parish Metropolitan Planning Commission to consider adoption of the updated Unified Development Code.

Sam Marsiglia was present to answer questions from the Commission.

Daniel Ovean was present to address the Commission.

Motion was made by Art Schuldt and seconded by Donnie McDaniel to approve C-59-17 and P-49-17. Motion carried unanimously.

D. MISCELLANEOUS

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

Travis Beaty was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve P-27-18. 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)

Michan Holbrook was present to address the Commission.

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

E. PRELIMINARY HEARINGS

11. **P-32-18** - The application of Ryan Estess, Raley & Associates, for a Zoning Amendment to change the zoning classification of a certain tract of land being a portion of lot 5 and a portion of lot 6 of Williams Subdivision, Bossier Parish, Louisiana for an apartment complex. (Police Jury District 7)

Ryan Estess was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Ben Rauschenbach to approve P-32-18 for public hearing. Motion carried unanimously.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to delay item 6, P-31-18 until the next MPC meeting. Motion carried unanimously.

F. MINUTES

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve the minutes from July 9, 2018. Motion carried unanimously.

G. OLD/NEW BUSINESS

Sam Marsiglia indicated the he would not be present at the next meeting.

H. PUBLIC COMMENTS - NON AGENDA ITEMS

Kent Rogers—NLCOG *Item Removed*

Chris Colvin was present to address the Commission. Colvin discussed his intent to apply for a conditional use approval to operate a cat shelter. Motion was made by Art Schuldt and seconded by Ben Rauschenbach to hear a conditional use approval application from Chris Colvin at the next MPC meeting. Motion carried unanimously.

I. ADJOURN

Adjourned at 3:14 pm



Brett Mattison, Chairman