



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, September 9, 2019
City Council Chambers, Bossier City Hall
620 Benton Road, Bossier City, Louisiana

MEMBERS PRESENT:

H B Brual
Dave Hadden
Donnie McDaniel
Ben Rauschenbach
Art Schuldt

OTHERS PRESENT:

Sam Marsiglia
Carlotta Askew-Brown,
Gopika Nair,
Jayme Gilmour

MEMBERS ABSENT:

Aaron Bohl
Mark Montgomery

A. CALL TO ORDER

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

1. Approve agenda.

Donnie McDaniel made a motion to approve the agenda. Art Schuldt seconded the motion. Motion carried unanimously.

D. PUBLIC HEARING/ACTION

2. 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 lots 52, 53, and 54 of Glendale Subdivision Unit 1 located in Section 21, Township 18 North, Range 13 West, Bossier Parish, Louisiana from R-LD (Residential Low Density) to B-1 (Commercial Office) for Citizens National Bank parking expansion. (City Council District 2) (Police Jury District 9)

Ryan Estess was present to answer questions from the Commission.

Art Schuldt made a motion to approve C-43-19. Dave Hadden seconded the motion. Motion carried unanimously.

3. **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.

Donnie McDaniel made a motion to approve C-51-19. Dave Hadden seconded the motion. Motion carried unanimously.

4. **P-39-19** – The application of Ryan Estess, Raley and Associates, for an Amended Plat, Willow Brook Unit No. 6, being a Planned Unit Development, located in Section 28, Township 19 North, Range 13 West, Bossier City, Louisiana. (Police Jury District 5)

Ryan Estess was present to answer questions from the Commission.

Art Schuldt made a motion to approve P-39-19. Donnie McDaniel seconded the motion. Motion carried unanimously.

5. **P-19-19** – The application of Ryan Estess, Raley and Associates, for a Preliminary Plat, being a planned unit development for St. Charles Court Villages Unit No. 9, 14.462 acres located in Section 20, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Ryan Estess was present to answer questions from the Commission. April MacGinley was present to address the Commission and express opposition to the application. Eileen Frazier was present to address the Commission. Butch Ford was present to address the Commission.

Art Schuldt made a motion to approve P-19-19. Dave Hadden seconded the motion. Motion carried unanimously.

6. **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.

Art Schuldt made a motion to approve C-48-19. Donnie McDaniel seconded the motion. Motion carried unanimously.

7. **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, Range 12 West, Bossier Parish, Louisiana. (Police Jury District 8)

Donnie McDaniel made a motion to approve P-30-19. Dave Hadden seconded the motion. Motion carried unanimously.

8. **C-55-19** – The application of Shalin Patel, SNP Investments, Inc. for an On Premise Sign Review for Little Caesars Pizza located at 2307 East Texas St., Bossier City, Louisiana. (City Council District 5) (Police Jury District 9)

Art Schuldt made a motion to table C-55-19 until the October MPC Meeting. Donnie McDaniel seconded the motion. Motion carried unanimously.

9. **C-56-19** – The application of Ron Bordelon, Pan American Engineers, LLC for a Conditional Use Approval for the sale of high and low content alcohol for off premise consumption at Murphy USA located at 2552 Airline Dr., Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Ron Bordelon was present to answer questions from the Commission.

Art Schuldt made a motion to approve C-56-19 for the sale of low content alcohol with the condition the applicant comply with city ordinance defining low content alcohol as alcoholic beverages containing not more than six percent alcohol by volume. Dave Hadden seconded the motion. Motion carried unanimously.

10. **C-57-19** – The application of Glen Barnhill, Dynamic Builders, Inc. for a Preliminary Plat, Sanctuary Pointe, Unit No. 1, 20.075 acres located in Sections 24 and 25, Township 17 North, Range 13 West, Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Michan Holbrook was present to answer questions from the Commission.

Donnie McDaniel made a motion to approve C-57-19. Dave Hadden seconded the motion. Motion carried unanimously.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

G. APPROVE MINUTES

Art Schuldt made a motion to approve the minutes from August 12, 2019. Dave Hadden seconded the motion. Motion carried unanimously.

H. OLD/NEW BUSINESS

Sam Marsiglia discussed possibly making changes to the PUD Ordinance not allowing setbacks to be as close as they are currently when they are near parish utilities.

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN

There being no further business, meeting adjourned at 3:23 PM by Ben Rauschenbach.



Ben Rauschenbach, Chairman