

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



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

**MONDAY, OCTOBER 8, 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. H B Brual led in the pledge of allegiance.

**A. ROLL CALL**

Jayme Gilmour called roll and stated a quorum was present.

**B. APPROVE AGENDA**

Brett Mattison indicated that item #8, P-38-18, has been withdrawn. Motion was made by Ben Rauschenbach, seconded by Mark Montgomery to approve the amended agenda. Motion carried unanimously.

**C. PUBLIC HEARING/ ACTION**

1. **C-44-18** - The application of Verizon Wireless for a Conditional Use Approval for a 70' Telecommunication tower located at 1325 Barksdale Blvd., Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Vince Huebinger was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Mark Montgomery to approve C-44-18. Motion carried unanimously.

2. **P-33-18** – The application of Steve Helm, Helm Restaurants, for a Zoning Amendment to change the zoning classification of a certain tract of land from R-A (Residential Agriculture) to B-3 (General Business) located on the East Side of Airline Drive and South of Kingston Road, being a rectangular tract consisting of 2.6 acres (more or less), having 346 feet fronting Airline Drive, and a depth of 322 feet all situated in East ½ of Section 21, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Reggie Lewis was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Mark Montgomery to approve P-33-18. Motion carried unanimously.

3. **P-39-18** – The application of Steve Helm, Helm Restaurants, Inc. for a Conditional Use Approval for extended hours of operation at a proposed Taco Bell located on the East Side of Airline Drive and South of Kingston Road, being a rectangular tract consisting of 2.6 acres (more or less), having 346 feet fronting Airline Drive, and a depth of 322 feet all situated in East ½ of Section 21, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Reggie Lewis was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve P-39-18. Motion carried unanimously.

4. **C-43-18** – The application of the Bossier City-Parish Metropolitan Planning Commission for a zoning amendment to change the zoning classification of Marberry Subdivision Lots 26-29, the Eastern five feet of Lot 33 and lots 34-37 from R-LD (Residential Low Density) to B-3 (General Business) for future expansion of an existing sign company.

Pam Glorioso was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve C-43-18. Motion carried unanimously.

5. **P-21-18** – (Remanded from the Bossier Parish Police Jury) The application of D. Greg Williams to change the zoning classification from R-LD; Residential Low Density to B-1; Business, Commercial office for a certain tract of land located at 5207 Airline Drive, Bossier City, Louisiana, for a dental office.

Greg Williams was present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Mark Montgomery to approve P-21-18. Motion carried unanimously.

6. **P-37-18** – The application of Mark Logan, J-Lo Builder Development, LLC for a Preliminary Plat, Dogwood South Subdivision, Unit No. 20, Bossier Parish, Louisiana.

Jason Westerman was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Donnie McDaniel to approve P-37-18. Motion carried unanimously.

7. **C-51-18** – The application of Bossier Village Lane Properties, LLC for a Conditional Use Approval for a parking waiver at a proposed Stockwell Road Storage Center, LLC located at 601 Stockwell Road, Bossier City, Louisiana.

Michael Salter was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve C-51-18 with the condition that there be one parking space for every 50 storage units. Motion carried unanimously.

- ~~8. **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)~~

*P-32-18 withdrawn by the applicant.*

9. **C-52-18** – The application of Travis Sturdivant, Raley & Associates, for a Minor Plat being a Planned Unit Development, Best Yet Subdivision Unit No. 2, Bossier City, Louisiana.

Travis Sturdivant and Jason Monarch were present to answer questions from the Commission.

Motion was made by Art Schuldt and seconded by Ben Rauschenbach to approve C-52-18. Motion carried unanimously.

#### **D. MISCELLANEOUS**

#### **E. PRELIMINARY HEARINGS**

#### **F. MINUTES**

Motion was made by Ben Rauschenbach and seconded by Art Schuldt to approve the minutes from September 10, 2018. Motion carried unanimously.

#### **G. OLD/NEW BUSINESS**

#### **H. PUBLIC COMMENTS - NON AGENDA ITEMS**

**I. ADJOURN**

Adjourned at 2:18 pm

  
Brett Mattison, Chairman