



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, October 14, 2019
City Council Chambers, Bossier City Hall
620 Benton Road, Bossier City, Louisiana

MEMBERS PRESENT:

Aaron Bohl
H B Brual
Dave Hadden
Mark Montgomery
Ben Rauschenbach
Art Schuldt

OTHERS PRESENT:

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

MEMBERS ABSENT:

Donnie McDaniel

A. CALL TO ORDER

Ben Rauschenbach, Chairman, called the meeting to order at 2:02pm. Art Schuldt gave the invocation. Dave Hadden led the pledge of allegiance.

B. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

C. APPROVE AGENDA

Sam Marsiglia addressed the Commission and requested that item 1, C-55-19 be removed from the agenda.

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

D. PUBLIC HEARING/ACTION

- ~~2. **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)~~

Item removed.

- 3. C-59-19** – The application of Tristan Larson, The Larson Group, for a Planned Unit Development, Valveworks USA, 0.856 acres located at 5007 Hazel Jones Road, Bossier City, Louisiana. (City Council District 4) (Police Jury District 8)

Tristan Larson was present to answer questions from the Commission.

Montgomery made a motion to approve C-59-19. Hadden seconded the motion. Motion carried unanimously.

4. **C-60-19** – The application of Travis Sturdivant, Raley and Associates, for an Amended Plat, Diamond B Subdivision, Unit No. 2, being 3.611 acres located in Section 8, Township 18 North, Range 13 West, Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Ryan Estess was present to answer questions from the Commission.

Schuldt made a motion to approve C-60-19. Hadden seconded the motion. Motion carried unanimously.

Sam Marsiglia addressed the commission and recommended item 6, P-40-19, be heard before item 5, C-26-19.

Motion was made by Mark Montgomery and seconded by Art Schuldt to hear item 6 before item 5. Motion carried unanimously.

5. **P-40-19** – The application of William Long, DDR & G Investments, for a Planned Unit Development, Willow Chute Commercial Subdivision, being 8.87 acres located in Section 21, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Brian McNew was present to answer questions from the Commission.

Schuldt made a motion to approve P-40-19. Montgomery seconded the motion. Motion carried unanimously.

6. **C-26-19** – The application of Bossier Village Lane Properties, LLC for a Zoning Amendment to change the zoning classification of Lots A, B and C of Whittington Subdivision from R-LD (Residential Low Density) to B-3 (General Business) for a proposed climate controlled storage facility. Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Tim Larkin addressed the Commission. Mike Salter was present to answer questions from the Commission. Tristan Larson was present to answer questions from the Commission. Larry Bryan, Dr. Mack Himaya, Donna Hensel, Charles Johnson, Bryan Foster, Celeste Hall, Marlene Waguespack, Mike Vercher, Paul Draper, and Nora Orr were present to address the commission with concerns regarding the application.

Montgomery made a motion to deny C-26-19. Brual seconded the motion. Motion carried unanimously. The denial was based on the following reasons: The lots are too closely tied to the residential area; the height of the building; the negative impact on adjoining properties; concern for the potential decrease in property values if the application was approved; concerns questioning the best use for the property; concern for the negative impact a large structure would have on the residents in the area; concerns for safety of the residents and potential traffic issues if the application were approved.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

7. **C-61-19** – The application of Don Tubbs, DT Investment Properties for a Zoning Amendment to change the zoning classification of Lots 7,8,9 and 10, Curtis Park Subdivision, from R-MD (Residential Medium Density) to I-1 (Light Industrial) for a storage/warehouse facility, Bossier City, Louisiana. (City Council District 2) (Police Jury District 9)

Don Tubbs was present to answer questions from the Commission.

Hadden made a motion to approve C-61-19 for public hearing. Montgomery seconded the motion. Motion carried unanimously.

G. APPROVE MINUTES

Schuldt made a motion to approve the minutes from September 9, 2019. Montgomery seconded the motion. Motion carried unanimously.

H. OLD/NEW BUSINESS

9. Executive Director position status.

Ben Rauschenbach stated that Sam Marsiglia plans to retire from the MPC no later than April of 2020. Rauschenbach indicated a committee will be formed with members from the MPC Board, City Council and Police Jury to determine a course of action for the direction of the MPC office and that information will be presented to the City Council and Police Jury for consideration.

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN



Ben Rauschenbach, Chairman