

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

**BOSSIER CITY-PARISH
METROPOLITAN PLANNING COMMISSION**

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BOSSIER CITY, LOUISIANA 71111



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

MONDAY, OCTOBER 10, 2016, 2:00 P.M.

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

Martin Bourgeois
Walt Buckmaster
Donnie McDaniel
Brett Mattison
Art Schuldt
Ben Rauschenbach

OTHERS PRESENT

Sam Marsiglia, Executive Director
Carlotta Brown, MPC Planner

MEMBERS ABSENT

Mark Montgomery
Jayme Gilmour, Secretary

Art Schuldt, Chairman, called the meeting to order.

- A.** Ben Rauschenbach gave the invocation. Martin Bourgeois led in the pledge of allegiance.

Carlotta Brown, called roll and stated a quorum was present.

B. APPROVE AGENDA

Sam Marsiglia stated that there was one change to the agenda and asked that C-57-16 be removed from the agenda and replaced by C-65-16. Motion was made by Brett Mattison, seconded by Martin Bourgeois to remove C-57-16 and add C-65-16. Motion carried unanimously.

C. PUBLIC HEARING/ ACTION

- 1.** **C-54-16** – The application of Wajeh Shihadeh to change the zoning classification of a certain tract of land being lots 1-6 of Airline Park Estates, Bossier City, Louisiana from R-LD (Residential Low Density) to B-2 (Limited Business).

Sean Diel was present to answer questions from the Commission.

Bruce Hanson and Clarine Woodard were present to speak in favor of C-54-16.

Harry Westcott, Mary Luckey, Linda Lafitte, and Matthew Miller were present to speak in opposition of C-54-16.

Motion was made by Brett Mattison and seconded by Martin Bourgeois to delay C-54-16 until the next MPC meeting, November 14, 2016. Motion carried unanimously.

2. **C-55-16** - The application of Wajeh Shihadeh to change the zoning classification of a certain tract of land being lots 39, 43 and 44 of Airline Park Estates, Bossier City, Louisiana from R-LD (Residential Low Density) to B-2 (Limited Business).

Sean Dial was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Brett Mattison to delay C-55-16 until the next MPC meeting, November 14, 2016. Motion carried unanimously.

3. **C-62-16** – The application of Crosspoint Engineering, LLC for an Amended Planned Unit Development , Red Bend Crossing, Lot 3, Block 2, Bossier City, Louisiana.

Darryl Kotzur, Crosspoint Engineering, was present to answer questions from the commission.

Motion was made by Brett Mattison and seconded by Martin Bourgeois to approve C-62-16. Motion carried unanimously.

4. **P-36-16** – The application of Raley & Associates for an Amended Plat, Riverbend-On-The-Turf, Unit No. 3, Bossier Parish, Louisiana.

Travis Sturdivant, Raley and Associates, was present to answer questions from the Commission.

Motion made by Walt Buckmaster and seconded by Martin Bourgeois to approve P-33-16. Motion carried unanimously.

5. **C-56-16** – The application of DG Louisiana dba Dollar General Store #10632 for a Conditional Use Approval for the sale of high and low content alcohol for off-premise consumption at a Dollar General Store located at 2100 Stockwell Road, Bossier City, Louisiana.
6. **C-58-16** - The application of DG Louisiana dba Dollar General Store #4748 for a Conditional Use Approval for the sale of high and low content alcohol for off-premise consumption at a Dollar General Store located at 2314 Barksdale Boulevard, Bossier City, Louisiana.
7. **C-59-16** - The application of DG Louisiana dba Dollar General Store #4749 for a Conditional Use Approval for the sale of high and low content alcohol for off-premise consumption at a Dollar General Store located at 1310 Swan Lake Road, Bossier City, Louisiana.

8. **C-60-16** - The application of DG Louisiana dba Dollar General Store #9231 for a Conditional Use Approval for the sale of high and low content alcohol for off-premise consumption at a Dollar General Store located at 4612 Barksdale Boulevard, Bossier City, Louisiana.

Motion was made by Brett Mattison and seconded by Donnie McDaniel to combine **C-56-16, C-58-16, C-59-16** and **C-60-16**. Motion carried unanimously.

Douglas Guice, Dollar General District Manager, was present to answer questions from the Commission.

Paul Johnston was present to speak in opposition to C-59-16, the application for 1310 Swan Lake Road, Bossier City, Louisiana.

Motion was made by Donnie McDaniel and seconded by Martin Bourgeois to approve C-56-16, C-58-16 and C-60-16. Motion carried unanimously.

Motion was made by Donnie McDaniel and seconded by Brett Mattison to delay C-59-16 to contact the Dollar General's Corporate office to discuss the board's recommendation to fence the east and south sides of the property.

9. ~~**C-57-16 and P-35-16**~~ - The application of the Bossier City Parish Metropolitan Planning Commission to amend the Unified Development Code relative to Article 18; Definitions.

C-57-16 and P-35-16 was removed and replaced with the following:

C-65-16 - The application of A&R General Contractors for a Conditional Use Approval for SPF Depot, LLC, a reduction in required parking, landscaping waiver and determining visibility of a façade of the building to the public streets.

Mr. A. J. Lewis was present to answer questions from the Commission.

Motion was made by Brett Mattison and seconded by Martin Bourgeois to approve C-65-16 allowing a parking reduction to 20 spaces, architectural standards to be met on the front east side and the north side of the building, and granting the landscaping variance having trees about 20 feet off the west side of the building and utilize the existing trees as landscaping. Motion carried unanimously.

D. MISCELLANEOUS ACTIONS

E. PRELIMINARY HEARINGS

10. **C-63-16** – The application of Blocker Builders to change the zoning classification of a certain tract of land located at 4705 Lily Street, Bossier City, LA from R-A (Residential Agriculture) to B-1 (Business, Commercial Office) for office space for a General Contracting Business.

Brian McNew was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Donnie McDaniel to approve C-63-16 for public hearing. Motion carried unanimously.

11. **C-61-16** – The application of New Beginnings Christian Fellowship to change to zoning classification of a certain tract of land located at 4187 Viking Drive, Bossier City, Louisiana from I-1(Light Industrial) to B-3 (General Business) for a proposed worship center.

Suzanne Nolan was present to answer questions from the Commission.

Motion was made by Walt Buckmaster and seconded by Brett Mattison to approve C-61-16 for public hearing. Motion carried unanimously.

F. **MINUTES**

Motion was made by Brett Mattison, seconded by Donnie McDaniel to approve the minutes as mailed from the September meeting. Motion carried unanimously.

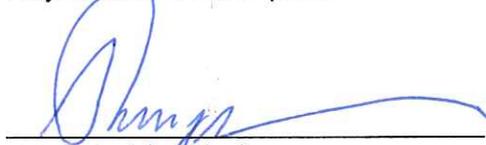
G. **OLD/NEW BUSINESS**

Sam Marsiglia discussed allowing churches in the I-1, Light Industrial Zoning Classification.

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

I. **ADJOURN**

Adjourned at 4:12 p.m.



Art Schuldt, Chairman