

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

MONDAY, APRIL 11, 2016, 2:00 P.M.

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

Martin Bourgois
Walt Buckmaster
Art Schuldt
Brett Mattison
Mark Montgomery
Ben Rauschenbach

OTHERS PRESENT

Sam Marsiglia, Executive Director
Carlotta Brown, MPC Planner
Jayme Gilmour, Secretary

MEMBERS ABSENT

Donnie McDaniel

Art Schuldt, Chairman, called the meeting to order.

Brett Mattison gave the invocation.

Mark Montgomery led in the pledge of allegiance.

A. Jayme Gilmour, Secretary, called roll and stated a quorum was present.

B. APPROVE AGENDA

Motion was made by Brett Mattison, seconded by Mark Montgomery to approve the agenda. Motion carried unanimously.

C. PUBLIC HEARING/ ACTION

1. **C-75-15** – The application of Verizon Wireless for a Conditional Use Approval for a 100' telecommunication tower located at 2902 Douglas Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Keith Norwood, Bossier Parish Schools, was present to voice the Bossier Parish School Board's approval for the Conditional Use Approval.

Motion was made by Brett Mattison, seconded by Mark Montgomery to approve C-75-15. Motion carried unanimously.

2. **P-9-16** The application of Raley and Associates for a Zoning Amendment to change the zoning classification of Canal Place, a proposed subdivision, located in lots 2, 3, and 4 Big Bee Bend Plantation and part of Rosedale Park Subdivision being located in Section 33, Township 19 North, Range 13 West Bossier Parish, Louisiana from R-A (Residential Agriculture) to R-LD (Residential Low Density) for residential development. (Police Jury District 6)

Reggie Lewis and Bill Mayfield were present to answer questions from the Commission.

Motion made by Walt Buckmaster, seconded by Brett Mattison to approve P-9-16.
Motion carried unanimously.

3. **P-11-16** - The application of Tandem Acquisitions, LLC for a Zoning amendment to change the zoning classification of a 2.9 acre tract of land located at 5314 Airline Drive, Bossier City, LA from R-A (Residential Agriculture) to B-3 (General Business) an Urgent Care Clinic and Retail Shopping Center. (Police Jury District 5)

Sean Diel and Sean Henz were present to answer questions from the Commission.

Motion was made by Brett Mattison, seconded by Mark Montgomery to approve P-11-16.
Motion carried unanimously.

4. **C-24-16** – The application of Circle K Stores, Inc. for a Minor Plat, Circle K Subdivision (City Council District 3) (Police Jury District 10)

Dhivy Sathianathan was present to answer questions from the Commission.

Motion made by Brett Mattison, seconded by Ben Rauschenbauch to approve C-7-16.
Motion carried unanimously.

5. **C-23-16** – The application of Circle K Stores Inc. for a for a landscape review at a Circle K convenience store located at 2470 Barksdale Boulevard, Bossier City, LA 71112. (City Council District 3) (Police Jury District 10)

Dhivy Sathianathan was present to answer questions from the Commission.

Motion was made by Brett Mattison, seconded by Martin Bourgeois to approve C-23-16.
Motion carried unanimously.

6. **C-16-16** - The application of Mini Miracles, LLC for a Planned Unit Development at 3107 Stockwell Road, Bossier City, LA for a child care facility. (City Council District 4) (Police Jury District 8)

T. K. Gladney was present to answer questions from the Commission.

Motion was made by Mark Montgomery, seconded by Martin Bourgeois to approve C-16-16. Motion carried unanimously.

7. **P-12-16** – The application of Louisiana Empire for a Conditional Use Approval for a baseball field located at 5920 Benton Road, Bossier City, LA (Police Jury District 5)

Todd Self was present to answer questions from the Commission.

Motion was made by Walt Buckmaster, seconded by Ben Rauschenbauch to approve P-12-16. Motion carried unanimously.

8. **C-18-16** – The application of McDonald's for a Conditional Use Approval for an on premise sign review at 4605 E. Texas Street, Bossier City, LA (City Council District 4) (Police Jury District 8)

Larry Chrisman was present to answer questions from the Commission.

Motion was made by Brett Mattison, seconded by Ben Rauschenbauch to approve C-18-16. Motion carried unanimously.

9. **C-19-16** – The application of Gregory J. Anderson for an Amended Plat, Anderson Place Subdivision, Bossier City, LA (City Council District 5) (Police Jury District 7)

Gregory Anderson was present to answer questions from the Commission.

Motion was made by Brett Mattison, seconded by Walt Buckmaster approve C-19-16. Motion carried unanimously.

D. MISCELLANEOUS ACTIONS

10. **C-26-16** – The application of Mohr and Associates for Final Plat approval being a Planned Unit Development, Provident Oaks Unit 1, Bossier City, LA (City Council District 4) (Police Jury District 5)

Andy Craig was present to answer questions from the Commission.

Motion was made by Walt Buckmaster, seconded by Mark Montgomery to approve C-26-16. Motion carried unanimously.

11. **P-7-16** – The application of Rosenda Villarreal for a Final Plat approval, Hernandez Haven subdivision, located in Section 3, Township 16 North, Range 12 West, Bossier City, LA. (Police Jury District 1)

Rosenda Villarreal was present to answer questions from the Commission.

Motion was made by Brett Mattison, seconded by Ben Rauschenbauch approve P-7-16. Motion carried unanimously.

E. PRELIMINARY HEARINGS

12. **C-20-16** – The application of Circle K Stores Inc. for a Zoning Amendment of a certain tract of land located at 2470 Barksdale Boulevard, Bossier City, LA from R-LD(Residential Low Density), B-2 (Limited Business), and B-3 (General Business) to B3 (General Business) for a proposed convenience store with fuel sales. (City Council District 3) (Police Jury District 10)

Dhivy Sathianathan was present to answer questions from the Commission.

Motion was made by Ben Rauschenbauch, seconded by Brett Mattison to approve C-20-16 for public hearing. Motion carried unanimously.

13. **C-17-16** – The application of Wajeh Shihadeh for a Zoning Amendment to change the zoning classification for a certain tract of land located in the Southeast corner of Airline Drive and Chantel Drive from R-LD (Residential Low Density) to B-3 (General Business) for a retail shopping center . (City Council District 5) (Police Jury District 5)

Sean Diel was present to answer questions from the Commission.

Mary Lucky, Harry Westcott, Elana Engleman and Bruce Hanson were present to speak in opposition of the zoning amendment.

Motion was made by Walt Buckmaster, seconded by Ben Rauschenbauch to approve C-17-16 for public hearing. Motion carried unanimously.

14. **C-25-16 / P-13-16** – The application of Wal-Mart Real Estate Business Trust for a Zoning Amendment to change the zoning classification for a certain tract of land located in Section 33, Township 19 North, Range 13 West in the Northwest corner of Wemple Road and Airline Drive, Bossier City, LA from R-A (Residential Agriculture) to B-3 (General Business) for a Walmart Supercenter and Fueling Station(Police Jury District 6)

Kainen LeBlanc was present to answer questions from the Commission.

Katye Hollowell, Kyle Sawyer, Robert Taggart and Howard Davis were present to speak in opposition of the zoning amendment.

Motion was made by Walt Buckmaster, seconded by Brett Mattison, to approve C-25-16 / P-13-16 for public hearing. Motion carried unanimously.

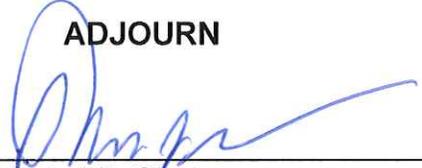
F. MINUTES

Motion was made by Ben Rauschenbach, seconded by Brett Mattison to approve the minutes as mailed from the March meeting. Motion carried unanimously.

G. OLD/NEW BUSINESS

H. PUBLIC COMMENTS - NON AGENDA ITEMS

I. ADJOURN



Art Schuldt, Chairman