

BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION

PUBLIC AND PRELIMINARY HEARING – MINUTES

MONDAY, APRIL 12, 2010 AT 2:00 P M

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

Buster Constanzi  
James Harris  
Brett Mattison  
Donnie McDaniel  
Ben Rauschenbach  
Art Schuldt

OTHERS PRESENT

Sam Marsiglia, Ex. Dir.  
Lynda Davis, Secretary  
Bill Taylor, Rep./Appl.  
Kenith Ricord, Appl.  
Wayne Price, Rep./Appl.  
Curtis Sewell, Rep./Appl.  
Adam Powell, Rep./Appl.  
Jeff Wyatt, Rep./Appl.  
Bill Taylor, Rep./Appl.  
Butch Ford, Parish Eng.  
Mike Boggs, Rep./Appl.  
Michan Holbrook, Rep./Appl.  
Vince DeFatta, Rep./Appl.  
Cory Jordan, Rep./Appl.

James Harris, Chairman, called the meeting to order.

Donnie McDaniel gave the invocation, and Buster Constanzi led in the pledge of allegiance.

**(A)** Lynda Davis, secretary, called the roll and stated a quorum was present which consisted of Buster Constanzi, James Harris, Brett Mattison, Donnie McDaniel, Ben Rauschenbach and Art Schuldt.

**(B) APPROVE AGENDA**

There being no changes or additions to the agenda, motion was made by Brett Mattison, seconded by Buster Constanzi, to approve the agenda. Motion carried unanimously.

**(C) PUBLIC HEARING/ACTIONS**

1. C-20-10 – A public hearing to consider the application of Carter Federal Credit Union for a zoning amendment to change the zoning classification of a 1.254 acre tract of land located in Section 9, T18N-R13W, Bossier Parish, LA, from R-A, Residential-Agriculture District, to B-2, Limited Business District, for a credit union. (northwest corner of Greenacres Blvd. and Airline Dr.) **(City Council District 5)**

Bill Taylor of Coyle Engineering, was present to represent the applicant.

There being no discussion or opposition, motion was made by Buster Constanzi, seconded by Brett Mattison, to approve C-20-10. Motion carried unanimously.

2. C-21-10 – A public hearing to consider the application of Kenith Ricord for Conditional Use Approval at a B-3 location, 2112 Villaggio Blvd., Bossier City, LA, for on-premise consumption of low and high content alcohol at a restaurant. **(City Council District 4)**

Kenith Ricord, applicant, was present.

McDaniel asked about his hours of operation being from 10 am until 12 am with the residences above his business?

Ricord said yes there are 2 floors of apartments above him, but this is a restaurant.

McDaniel said they changed the hours for the lounge going in the Villaggio.

Ricord said the restaurant is the main focus.

Harris asked about reducing the hours during the week for liquor sales?

Marsiglia said that would be too hard to enforce.

Ricord said he expects to serve the residents mainly and neighbors in the area.

Marsiglia said there has been no complaint on the lounge in there and the tenants knew what the concept was when they moved in.

Constanzi said he thought restaurants close at 10.

Ricord said that is why he wants to stay open later.

Schuldt suggested no live music after 10.

Ricord asked about that on weekends?

Mattison reminded that the whole concept is different.

There being no opposition or further discussion, motion was made by Art Schuldt, seconded by Ben Rauschenbach, to approve C-20-10. Motion carried unanimously.

3. C-23-10 – Conditional Use Approval on an I-1 lot, 4275 Meadow Lane, Bossier City, LA, for a sign. (Shreveport Mack) **(City Council District 2)**

Wayne Price was present to represent the applicant and said they have 2 trucking lines now, but only one sign for one line. They came across another sign and want to use it for the other truck line.

Marsiglia said both signs meet the total signage allowed.

There being no opposition or further discussion, motion was made by Buster Constanzi, seconded by Brett Mattison, to approve C-23-10. Motion carried unanimously.

4. C-28-10 – Minor Plat, Top Dollar Plaza Subdivision, Bossier City, LA. (Bo Vice) (south side of Hwy. 80) **(City Council District 2)**

Curtis Sewell was present to represent the applicant.

Harris asked if one plan was for climate controlled storage and the other plan was for the non-climate control. Why was he doing it that way?

Sewell said Marsiglia said to do it that way.

Marsiglia said one case is a plat and one is a PUD. The plan has been reviewed by everyone at the city.

There being no opposition or further discussion, motion was made by Donnie McDaniel, seconded by Brett Mattison, to approve C-28-10, Minor Plat. Motion carried unanimously.

5. C-29-10 – Planned Unit Development, 4050 E. Texas St., Bossier City, LA, for a non-climate control storage facility. (Bo and Betty Vice) **(City Council District 2)**

Curtis Sewell was present to represent the applicant.

Harris said this is not climate controlled.

Schuldt said the applicant must comply with the required 40% masonry on the interstate side and asked if the MPC office would check that when the plans come in?

Sewell said efis/stucco will be on both ends.

Marsiglia said it's not shown on the plans on the E. Texas side. This will be behind the mobile home display. Where will they put them?

Sewell said they will be moved.

There was discussion on what's there and what the buildings will be constructed of.

Marsiglia said if the Board makes any changes to the plan presented, they need to be in the form of a motion.

There being no opposition or further discussion, motion was made by Buster Constanzi, seconded by Brett Mattison, to approve C-29-10, provided that 40% of the structure on all the right of ways be stucco or masonry. Motion carried unanimously.

6. C-31-10 – Preliminary Plat, Chinaberry Square, Unit 3-A, Bossier City, LA. (NBOC, LLC) (southeast corner of Benton Rd. and Chinaberry) **(City Council District 5)**

Adam Powell was present to represent the applicant.

Marsiglia said they did the PUD last month and now want the option to sell each individual suite.

There being no opposition or further discussion, motion was made by Brett Mattison, seconded by Art Schuldt, to approve C-31-10, Preliminary Plat. Motion carried unanimously.

7. P-2-10 – A public hearing to consider the application of River Rouge Plantation, LLC for a zoning amendment to change the zoning classification of a tract of land located in Section 30, T19N-R13W, Bossier Parish, LA, from I-1, Light-Industrial District to I-2, Heavy-Industrial District, for an impound facility. (southwest of the levee at Cash Point) **(Police Jury District 6)**

Marsiglia explained that the MPC has not received the required documentation requested, so this application should be delayed.

Motion was made by Buster Constanzi, seconded by Brett Mattison, to delay P-2-10. Motion carried unanimously.

8. P-4-10 – A public hearing to consider the application of The Colony, LLC for a zoning amendment to change the zoning classification of a 6.97 acre tract located in Sections 32 and 33, T19N-R13W, Bossier Parish, LA, from R-LD, PUD, Residential-Low Density District, Planned Unit Development, to B-2, Limited Business District, for a commercial development. (south side of Wemple Rd. between Old Brownlee Rd. and Benton Rd.) **(Police Jury District 6)**

After delaying this application until the end of the meeting to allow time for the applicant to be present, motion was made by Art Schuldt, seconded by Buster Constanzi, to delay P-4-10. Motion carried unanimously.

#### **(D) OTHER ACTIONS**

9. P-3-10 – Final Plat, The Village at River Bluff, Unit 4, Townhouse Concept, Bossier Parish, LA. (Brushy Creek Land Co., LLC) (northern end of existing River Bluff Subdivision) **(Police Jury District 6)**

Jeff Wyatt was present to represent the applicant and explained they changed the lot density and softened a curve, both which changed lot lines.

McDaniel asked about the covenants?

Wyatt said they are the same as Unit 3.

Harris asked about the emergency road letter?

Wyatt reminded that at the last meeting it was stated that the discussion would be the only documentation needed.

There being no further discussion, motion was made by Brett Mattison, seconded by Donnie McDaniel, to approve P-3-10, Final Plat. Motion carried unanimously.

10. P-7-10 – Final Plat, Dogwood South Subdivision, Unit 13, Bossier Parish, LA. (Logan Land Development, LLC) (south of Units 11 & 12) **(Police Jury District 2)**

Bill Taylor was present to represent the applicant and explained this would be a 66-lot addition, with approximately 60' X 120' lots.

Taylor said there would be none.

Marsiglia said they have walking trails.

Rauschenbach asked if this unit would have access to the existing trails?

Taylor said yes and they will be extended through this unit.

There was discussion on the location of the walking trails.

Schuldt said there are no trails yet.

Marsiglia said he thought they extended the trail as they built the unit.

Butch Ford said that is usually shown on the master plan.

Taylor said the trail is within the common property and not within the divided lots.

Schuldt stated it is usually shown on the plat.

Taylor said there are 20' strips between different lots for balance of the property.

Ford said the trail will go behind Lots 383-385 and tie to the existing trail.

Taylor said it all depends on how he breaks the lots down.

Harris said the left side of Lot 382 looks like just an easement.

Schuldt said it's a drainage easement.

There being no further discussion, motion was made by Ben Rauschenbach, seconded by Brett Mattison, to approve P-7-10, Final Plat. Motion carried unanimously.

## **(E) PRELIMINARY HEARINGS**

11. C-25-10 – A preliminary hearing to consider the application of Indian Investment Properties, LLC for a zoning amendment to change the zoning classification of Lots 4, 5, 6, 59 & 60, Northside Addition, Bossier City, LA, from R-LD, Residential-Low Density District, to B-3, General Business District, for an automated car wash. (northeast corner of Benton Rd. and Broadway Dr.) **(City Council District 2)**

Mike Boggs was present to represent the applicant and explained the plat would be revised because the entrance off Broadway would be moved to the east to get it away from Benton Rd.

Schuldt asked if there were any drainage problems?

Boggs said he wasn't aware of any.

Schuldt asked if the carwash would be manned?

Boggs said yes with 1-2 people. It is not a self-service.

Bossier Planning Commission

April 12, 2010

Minutes

Page 6

McDaniel asked if he was aware of the concerns about the compatibility buffer?

Boggs said the east 100' would be too tight and would require a variance from the BOA to 10'. The west is okay.

There being no further discussion, motion was made by Art Schuldt, seconded by Ben Rauschenbach, to put C-25-10 up for public hearing. Motion carried unanimously.

12. C-26-10 – A preliminary hearing to consider the application of James M. Brown Builder, Inc. for a zoning amendment to change the zoning classification of Lots 32 and 33, Southern Gardens Subdivision, Bossier City, LA, from R-A, Residential-Agriculture District, to B-3, General Business District, for retail and warehouse /storage. (southeast corner of Barksdale Blvd. and Rossie Lee) **(City Council District 1)**

Michan Holbrook was present to represent the applicant.

McDaniel asked if B-3 zoning was necessary?

Marsiglia said it was and it's already B-3 in the rear.

There being no further discussion, motion was made by Brett Mattison, seconded by Ben Rauschenbach, to put C-26-10 up for public hearing. Motion carried unanimously.

13. C-30-10/P-9-10 – A preliminary hearing to consider amending the Unified Development Code (UDC) by reducing the rear building setback to 20', in the R-LD, Residential-Low Density District. (MPC)

Marsiglia explained there are too many requests for rear variances on residential lots. The lots are smaller now and can't meet the 25' rear set backs. Other towns have changed their rear yards.

Harris said this will make things stiffer for variances.

Marsiglia said he met with the Police Jury and City Council about this and all agree it is okay.

There being no further discussion, motion was made by Donnie McDaniel, seconded by Buster Constanzi, to put C-30-10/P-9-10 up for public hearing. Motion carried unanimously.

14. P-10-10 – A preliminary hearing to consider the application of Energy Transfer for a zoning amendment to change the zoning classification of a tract of land located in Section 9, T16N-R12W, Bossier Parish, LA, from R-A, Residential-Agriculture District, to I-2, Heavy-Industry District, for an office and storage building facility. (just south of Red River Marina on Hwy. 71) **(Police Jury District 2)**

Vince DeFatta and Cory Jordan were present to represent the applicant. It was explained that this would be an office and storage for the regional office near the marina on Hwy. 71. It will be an 8000 sq. ft. building, with landscaping and parking. It will be on a public road with parish standards.

Jordan said the long-range plans are for the pipeline coming through to store pipes. This is an 8 acre tract cut out of 40 acres.

Harris asked what would they do with the rest of the property?

Jordan said they have nothing to do with it.

McDaniel asked if the I-2 zoning was necessary?

DeFatta explained sometimes they have maintenance issues bending pipe on site and transporting it out. That requires I-2.

Schuldt asked if this would replace the office in Shreveport?

Jordan said yes, once this is built, but they are only buying 8 acres.

Marsiglia said their plat will be submitted for next month.

McDaniel suggested since the road is coming in at a 45° angle, they need to get with the State.

DeFatta said they would.

There being no further discussion, motion was made by Buster Constanzi, seconded by Art Schuldt, to put P-10-10 up for public hearing. Motion carried unanimously.

#### **(F) MINUTES**

Motion was made by Buster Constanzi, seconded by Ben Rauschenbach, to approve the March minutes, as mailed. Motion carried unanimously.

#### **(G) OLD/NEW BUSINESS**

1) Marsiglia stated he will be locked up for MDA, Thursday, April 22<sup>nd</sup> and needs donations to get out.

Harris asked that he remind the day of.

Marsiglia said he would be taking the place of Bill Altimus.

#### **(F) ADJOURN**

Motion was made by Art Schuldt, seconded by Brett Mattison, to adjourn the meeting at 2:45 pm. Motion carried unanimously.

---

James Harris, Chairman

ld