

BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION

PUBLIC AND PRELIMINARY HEARING – MINUTES

MONDAY, MARCH 8, 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

MEMBERS ABSENT

Art Schuldt

OTHERS PRESENT

Sam Marsiglia, Ex. Dir.
Lynda Davis, Secretary
Brandon Aillett, Rep./Appl.
Shintaro Yoshida, Applicant
David Forbis, Applicant
Kurt Nixon, Rep./Appl.
Jonathan Ebarb, Prop. Owner
Mike Mercer, Property Owner
Bill Taylor, Rep./Appl.
Greg Morrison, Rep./Appl.
Reggie Lewis, Rep./Appl.
Ben Hunter, Property Owner
Mrs. Hunter, Property Owner
Robert Angel, Rep./Appl.
Blake Meyer, Applicant
John Auzenne, Applicant
Ronald Matsko, Applicant

James Harris, Chairman, called the meeting to order.

Donnie McDaniel gave the invocation, and Ben Rauschenbach 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 and Ben Rauschenbach.

(B) APPROVE AGENDA

Marsiglia said P-2-10 and P-3-10 need to be removed from the agenda and C-22-10 needs to be added at the end of the Public Hearings.

Motion was made by Brett Mattison, seconded by Buster Constanzi, to approve the agenda as amended. Motion carried unanimously.

(C) PUBLIC HEARING/ACTIONS

1. C-13-10 – Planned Unit Development on an I-2 tract, 4720 Industrial Dr. Extension, Bossier City, LA, for an expansion to Halliburton Energy Services, Inc. (Gary M. Clark) **(City Council District 4)**

Brandon Aillet was present to represent the applicant.

Rauschenbach asked if there had been any issues?

Marsiglia said everything was in order.

There being no opposition or further discussion, motion was made by Buster Constanzi, seconded by Brett Mattison, to approve C-13-10. Motion carried unanimously.

2. C-16-10 – Planned Unit Development on an I-2 tract, 4907 Hazel Jones Rd., Bossier City, LA, for multiple buildings for Baker-Hughes Oilfield Operations. (Shintaro Yoshida) **(City Council District 4)**

Shintaro Yoshida, applicant, was present.

No Board members had any questions.

Opposition:

Paul Draper, a commercial realtor, explained he represents the adjoining land owner, and they have concern for what type and size buildings will be built?

Yoshida said there are currently several metal buildings.

There was discussion about the buildings.

There being no opposition or further discussion, motion was made by Brett Mattison, seconded by Ben Rauschenbach, to approve C-16-10. Motion carried unanimously.

3. C-18-10 – Conditional Use Approval on an A-1 tract, 3860 Shed Rd., Bossier City, LA, for an auto salvage yard. (David Forbis) **(City Council District 2)**

David Forbis, applicant, said he has been in business selling used parts for 4 years in Shreveport. Now he has bought this property and wants to expand into dismantling. It won't be a u-pull it, and it will all be behind a screening fence.

Harris asked if it would be an 8' fence?

Forbis said yes.

There being no opposition or further discussion, motion was made by Brett Mattison, seconded by Buster Constanzi, to approve C-18-10. Motion carried unanimously.

4. C-19-10 – Amended Planned Unit Development on a B-2, PUD tract, 4030 Benton Rd., Bossier City, LA, for climate-controlled/mini-storage facility and office space. (Mike Salter) **(City Council District 5)**

Kurt Nixon was present to represent the applicant and said they need to modify the rear by adding covered RV storage on the back and split the retail on the front.

Marsiglia said the height of the canopy is a concern.

Nixon said they would be fine with no canopy next to the fence.

Rauschenbach stated the closest canopy will be 60' away from the fence.

Opposition:

Jonathan Ebarb, 2320 Brownlee Rd., explained he backs up to this property. He has concerns for the lighting, fencing and drainage.

Marsiglia said the lighting is standard for this type development. There can be no bleed-over to adjoining property. The drainage will be reviewed when the permit is applied for. Previously there were plans for drainage inlets on the back to drain away from the homes.

Rauschenbach asked if they still plan to put the drainage structures on the back.

Ebarb asked when they would start and where the fence will go?

Marsiglia said the fence will go everywhere the property abuts a residence.

Constanzi said they shouldn't store any RV's taller than the fence against the residences.

Ebarb asked the hours of operation?

Marsiglia said it would be a 24 hour operation.

Harris said the application says 6 am until 9 pm. But it can operate 24 hours a day in a B-3.

Ebarb asked if the tenants would have to have a security code to get in or would it be open to anyone to drive in the property?

Marsiglia said it would be gated and secured.

Rauschenbach asked about open RV and boat storage against the back?

McDaniel said there is a height restriction against the back.

Rauschenbach said the plan shows 170' of boat and RV storage.

Harris asked what the height would be?

Constanzi said not higher than the fence.

Marsiglia said there is a 25' rear setback out from the fence they have to stay off of. Nothing can be stored in that area or shown over the fence.

Mike Mercer, property owner, said he lives on Lancashire and backs up to this property also. He doesn't want to see open storage. Can they put trees along the back to buffer? He would rather see buildings than the open storage. He asked if the drainage was ok?

Marsiglia said it is okay and it is on the plans. If they would rather see the buildings back there, that would give them an option, so they won't have to come back to the MPC.

There being no further discussion or opposition, motion was made by Brett Mattison, seconded by Donnie McDaniel, to approve C-19-10, with the condition that there is no open storage above the height of the fence abutting the residential property, but a solid wall building would be allowed. Motion carried unanimously.

5. 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)**

This case was delayed.

6. P-7-10 – Preliminary 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 is for a 66-lot addition.

There being no opposition or discussion, motion was made by Buster Constanzi, seconded by Brett Mattison, to approve P-7-10, Preliminary Plat. Motion carried unanimously.

ADDITION TO AGENDA:

C-22-10 – Conditional Use Approval request on an I-2 tract, Commerce Industrial Park, Bossier City, LA, for concrete and landscape bushes waiver. (Quality Transport, Inc.) **(City Council District 4)**

Greg Morrison was present to represent the applicant and explained this company had purchased 20 acres from the City/Parish for this development.

Mattison asked about the landscaping waiver?

Marsiglia explained it was actually a waiver from having bushes because the frontage is so long.

McDaniel asked if the exit out would be concrete?

Morrison said concrete is so expensive, but they would probably concrete it later. They have a lot of trailers that just sit there.

There being no opposition or further discussion, motion was made by Donnie McDaniel, seconded by Ben Rauschenbach, to approve C-22-10. Motion carried unanimously.

(D) OTHER ACTIONS

7. C-34-09 – Final Plat, Bossier Inn and Suites Subdivision, Bossier City, LA. (Jong D. Lee) (southeast corner of Diamond Jacks Blvd. and I-20) **(City Council District 5)**

Reggie Lewis was present to represent the applicant.

Marsiglia explained this was delayed from last year until the applicant and adjoining property owners could work out their issues.

Lewis said this was approved last year with 3 conditions: his client would put up a new cedar fence, relocate the dumpster and enclose it and no drainage would impede other property. The applicant said he had worked it all out with the neighbors, but Mr. Lewis was not a part of the negotiations. The owners are willing to put up a new fence, but he said the homeowners won't require him to move the dumpster, but he would put up a new enclosure. The standing water in the parking lot and at the end of the street gets stopped up with leaves coming from the residential yards. The City came out and cleaned out the drains, but it is not in his clients control.

Marsiglia said he had talked to the City Engineer and they were looking at putting in a drain that won't stop up.

Ben Hunter, property owner, said he owns property that backs up on 2 sides and some of Mr. Lewis's information isn't totally true. The drainage is not a problem. When Mr. Lee put the netting up it blocked the leaves and drainage and flooded the residential property, but the City removed it and it's all okay now. He didn't agree with the dumpster. He moved it but he puts food in it and when the wind blows the right direction, it still stinks. Also it is picked up at 5:30 or 6 am and the banging wakes them up. Rats run up and down the fence to the dumpster. The ferrell cats and kittens run all over the place and when kids are in the back yards it is dangerous. The dumpster needs to be moved to the I-20 side. That is what we still want.

Harris said that site on the I-20 side was discussed last time.

Lewis said a survey had been done in 1991, and the dumpster wasn't where it is now. It has been moved once. Now there is a problem with this site. Mr. Lee doesn't want it on the front for customers to see.

There was discussion on where the dumpster is now.

Hunter said when the parkway right of way was taken, it cut into where the dumpster could be put. Mr. Lee said he would take care of the time the dumpster is emptied.

Marsiglia said there is not much that can be done about that, because they pick up on a certain schedule.

Mrs. Hunter said they can still see the dumpster and the trash they pile up around it.

McDaniel said the hotel doesn't need to impede drainage.

Lewis said Mr. Lee put the net up to block the leaves coming from the residential property because the leaves blocked his drainage.

Mr. Hunter said Mr. Lee sent a representative to the residences and she said if we don't like where the dumpster is, Mr. Lee will move it back behind us.

Mrs. Hunter said when it snowed, Mr. Lee put up mesh triangles for the melting. Normally street cleaners come down the streets in the summer for the mowing, but not in the winter.

Marsiglia explained the MPC office has nothing to do with that.

McDaniel said when the plat is approved, the MPC needs to make sure he does what is required.

Marsiglia said the MPC will not sign it until it is all taken care of.

Mrs. Hunter said Mr. Lee's representative also said if they didn't sign to okay his plat, he would drop the whole thing and not do any of it.

There being no further opposition or discussion, motion was made by Brett Mattison, seconded by Donnie McDaniel, to approve C-34-09, with the conditions that the dumpster be moved to the discussed location and an 8' privacy fence be put around it, all to the approval of the MPC office and before the plat is signed. Motion carried unanimously.

8. C-12-10 – Temporary Use Approval on a B-3 lot, 1700 Old Minden Rd., Bossier City, LA, for a crawfish stand. (Blake Meyer) (parking lot of Bilbo Baggins) **(City Council District 3)**

Blake Meyer and Robert Angel were present and Angel explained he owns the property and Meyer wants to locate a crawfish stand there.

McDaniel asked if they were aware of the skirting and landscaping?

Meyer said he was.

Angel asked how long he could locate the trailer there?

Harris said the maximum time is for one year.

Angel asked if they could go for that?

Marsiglia said this is a seasonal business though.

Angel said the trailer won't be there all the time. He will move it when he is catering. He only plans to be there from 2 – 7 pm, Thursday – Sunday.

Angel said most of the bar customers park in the rear, but he will haul it off by 7 for the extra parking. This season will be a good one.

Harris explained that if he gets approval for one year, it might hurt him getting it renewed. It would be best to just ask for 6 months.

Angel asked for March 15 through November 15.

Harris said he should come back for the next season.

There being no further discussion, motion was made by Buster Constanzi, seconded by Ben Rauschenbach, to approve C-12-10, from March 15th until November 15th. Motion carried unanimously.

Motion was made by Brett Mattison, seconded by Ben Rauschenbach, to discuss and act on the next 3 cases together. Motion carried unanimously.

9. C-14-10 – Temporary Use Approval on a B-3 lot, 4807 Shed Rd., Bossier City, LA, for a snocone stand. (John Auzenne) (Koala Club parking lot) **(City Council District 4)**

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10. C-15-10 – Temporary Use Approval on a B-3 lot, 1886-E Airline Dr., Bossier City, LA, for a snocone stand. (John Auzenne) (Fred's parking lot) **(City Council District 3)**

12. P-5-10 – Temporary Use Approval on a B-3 lot, 1100 Block of Hwy. 80 East, Haughton, LA, for a snocone stand. (John Auzenne) (shopping center parking lot) **(Police Jury District 2)**

John Auzenne, applicant, explained that he wanted to locate his snocone stands on the properties, April thru September, from 1 pm – 7 pm, 7 days a week.

There being no discussion, motion was made by Brett Mattison, seconded by Ben Rauschenbach, to approve C-14-10, C-15-10 and P-5-10. Motion carried unanimously.

11. 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)

This application was delayed

13. P-8-10 – Temporary Use Approval on an I-2 lot, 1742 Sligo Rd., Bossier Parish, LA, for oilfield construction service. (Ronald Matsko/Culberson Construction, Inc.) (Steve Slaughter property) (Police Jury District 12)

Matsko, the applicant, stated he was not sure about the oil and gas business and that's his reason to request this temporarily. He said they had leased the property for a year and just renewed that lease. He has brought in \$80,000 worth of rock.

Harris said he drives by the property everyday and notice the mud that the trucks tract out onto the road. You might have to think of something permanent.

Matsko asked what they could do about the mud?

Marsiglia said when there is heavy mud, you might send out people with shovels. There has been so much rain.

There being no further discussion, motion was made by Brett Mattison, seconded by Donnie McDaniel, to approve P-8-10. Motion carried unanimously.

(E) PRELIMINARY HEARINGS

14. C-20-10 – A preliminary 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 was present to represent the applicant.

Marsiglia explained this is in the Parish, but in the process of annexation.

Taylor said they had done the site plan and preliminary drainage. This fits into a B-2 use.

There being no further discussion, motion was made by Buster Constanzi, seconded by Donnie McDaniel, to put C-20-10 up for public hearing. Motion carried unanimously.

15. P-4-10 – A preliminary 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)**

Reggie Lewis was present to represent the applicant.

McDaniel asked about the style of the buildings due to where it will be (near upscale residences). He thought the request should be a PUD, which is more restrictive. He would like to see something more concrete, because that development could be sold after the zoning and the MPC would not know what is going in there.

Lewis said he knows of one client on the hook, but they won't occupy all 3 buildings. He doesn't know what the buildings will look like, but the development is on a main thoroughfare with residential developments all around.

McDaniel said he didn't think they would do anything they shouldn't.

Lewis said this is the same developer that did the Colony. It will be a nice upscale commercial development.

Harris said a PUD has flexibility.

Marsiglia said they just need to be more definite in the building. A PUD is for more than 1 building.

Lewis said there will be more than 1.

There being no further discussion, motion was made by Donnie McDaniel, seconded by Brett Mattison, to put P-4-10, up for public hearing. Motion carried unanimously.

(F) MINUTES

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

(G) OLD/NEW BUSINESS - NONE

(F) ADJOURN

Motion was made by Buster Constanzi, seconded by Brett Mattison, to adjourn the meeting at 3:04 pm. Motion carried unanimously.

James Harris, Chairman

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