



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

MONDAY, MAY 9, 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
Mark Montgomery
Ben Rauschenbach

OTHERS PRESENT

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

MEMBERS ABSENT

Art Schuldt
Brett Mattison

Donnie McDaniel called the meeting to order.

Motion was made by Donnie McDaniel and seconded by Ben Rauschenbach to appoint Walt Buckmaster as temporary chairperson. Motion carried unanimously.

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

B. APPROVE AGENDA

Motion was made by Ben Rauschenbach, seconded by Martin Bourgeois to approve the agenda. Motion carried unanimously.

Martin Bourgeois led in the pledge of allegiance.

Donnie McDaniel gave the invocation.

C. PUBLIC HEARING/ ACTION

- C-17-16** - The application of Wajeh Shihadeh for a Zoning Amendment to change the zoning classification of 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 Dial was present to answer questions from the Commission.

Elana Engleman was present to voice opposition to the application with concerns that her home will lose value if application is approved.

Mary Lucky was present to voice opposition to the application.

Harry Wescott was present to voice opposition to the application with concerns of safety issues if application is approved.

Bruce Hanson was present to voice opposition to the application. He stated that he owns a home for sale in the area where the proposed shopping center would be and is concerned about decreasing property values.

Motion was made by Mark Montgomery and seconded by Martin Bourgeois to deny C-17-16 as the proposed retail shopping center would be too close to residential homes. Motion carried unanimously.

2. **P-14-16** - The application of Bill Mayfield, Juniper Builders, Inc. for a Preliminary Plat, Canal Place, Unit No. 1 (Police Jury District 6)

Michael Kelsch was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Martin Bourgeois to approve P-14-16. Motion carried unanimously.

3. **P-15-16** – The application of Drew Martin, Cypress Express Lube, Inc. for an Amended Planned Unit Development (PUD), Lot 1 of Cypress Express Lube Subdivision, Bossier City, LA (Police Jury District 5)

Michael Kelsch was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Mark Montgomery to approve P-15-16. Motion carried unanimously.

4. **C-34-16** – The application of Ben Pattillo for Temporary Use Approval for Food Trucks, Flying Heart Brewing, LLC, 700 Barksdale Blvd, Bossier City, LA (City Council District 2) (Police Jury District 7)

Motion was made by Ben Rauschenbach and seconded by Martin Bourgeois to delay C-24-16 to the end of the meeting due to lack of representation. Motion carried unanimously.

5. **P-16-16** - The application of Bruce Logan for a Preliminary Plat, Logan Partition Survey located in Section 9, Township 18 North, Range 12 West, Bossier Parish, LA (Police Jury District 2)

Jason Westerman of Coyle Engineering was present to answer questions from the Commission.

Reggie Lewis was present to discuss concerns about the water and gas services and how future development will affect these services.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve P-16-16. Motion carried unanimously.

6. **P-22-16** – The application of Bruce Logan for a Minor Plat, Dogwood Trail Subdivision, a 3.186 acre tract of land located in the Northwest quarter of Section 8, Township 18 North, Range 12 West, Bossier Parish, (Police Jury District 2)

Jason Westerman of Coyle Engineering was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Mark Montgomery to approve P-22-16. Motion carried unanimously.

7. **P-23-16** – The application of Bruce Logan for a Minor Plat, Logan South, 5.879 acres, more or less, a subdivision located in Section 9, Township 18 North, Range 12 West, Bossier Parish, LA (Police Jury District 2)

Jason Westerman of Coyle Engineering was present to answer questions from the Commission

Motion was made by Donnie McDaniel and seconded by Ben Rauschenbach to approve P-23-16. Motion carried unanimously.

8. **C-28-16** - The application of Bruce Logan for a Minor Plat, Swan Lake Partition, a commercial subdivision located in Section 14, Township 18 North, Range 13 West, Bossier City, Louisiana, containing 1.702 acres, more or less. (City Council District 5) (Police Jury District 7)

Jason Westerman of Coyle Engineering was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Mark Montgomery to approve C-28-16. Motion carried unanimously.

9. **C-35-16** – The application of Andy Yarborough, TBABC Holdings, LLC for a Conditional Use Approval for a parking waiver at 2000 The Blake Boulevard, Bossier City, LA (City Council District 5)(Police Jury District 5)

Micah Duffy with Coyle Engineering was present to answer questions from the commission.

Motion was made by Martin Bourgeois and seconded by Donnie McDaniel to approve C-35-16. Motion carried unanimously.

10. **C-20-16** – The application of Circle K Stores Inc. for a Zoning Amendment to change the zoning classification 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)

Dhivey Sathianathan, J. Wallace and Mike Berlin were present to answer questions from the commission.

Motion made by Ben Rauschenbauch and seconded by Mark Montgomery to approve C-20-16. Motion carried unanimously.

11. **C-21-16** - The application of Circle K Stores, Inc. for a Conditional Use Approval for 24 hour operation located at 2470 Barksdale Boulevard, Bossier City, LA. (City Council District 3) (Police Jury District 10) .

Dhivey Sathianathan, J. Wallace and Mike Berlin were present to answer questions from the commission.

Motion made by Ben Rauschenbauch and seconded by Mark Montgomery to approve C-21-16. Motion carried unanimously.

12. **C-22-16** - The application of Circle K Stores, Inc. for a Conditional Use Approval for the sale of low content alcohol for off premise consumption at a convenience store located at 2470 Barksdale Boulevard, Bossier City, LA (City Council District 3) (Police Jury District 10)

Dhivey Sathianathan, J. Wallace and Mike Berlin were present to answer questions from the commission.

Motion made by Ben Rauschenbauch and seconded by Donnie McDaniel to approve C-22-16. Motion carried unanimously.

Walt Buckmaster stated items 13 through 18 on the agenda would be heard and discussed as one item and voted on individually.

Walt Buckmaster called for a five minute break.

Motion was made by Ben Rauschenbauch and seconded by Donnie McDaniel to combine cases 13 through 18 on the agenda for discussion but vote on each application separately. Motion carried unanimously.

13. **C-25-16 / P-13-16** – The application of Wal-Mart Real Estate Business Trust for a Zoning Amendment to change the zoning classification of 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)
14. **C-29-16 / P-17-16** - The application of Wal-Mart Real Estate Business Trust for a Preliminary Plat for the Wal-Mart Wemple Commercial Development Subdivision containing approximately 34 acres located at Airline Drive and Wemple Road, Section 33, Township 19 North, Range 13 West Bossier Parish, LA. (Police Jury District 6)
15. **C-31-16 / P-19-16** – The application of Wal-Mart Real Estate Business Trust for an exterior lighting review for a proposed Walmart Supercenter located in the Northwest corner of Wemple Road and Airline Drive, Section 33, Township 19 North, Range 13 West, Bossier Parish, LA. (Police Jury District 6)
16. **C-30-16 / P-18-16** - The application of Wal-Mart Real Estate Business Trust for a Conditional Use Approval for 24 hour operation at a proposed Walmart Supercenter located in the Northwest corner of Wemple Road and Airline Drive, Section 33, Township 19 North, Range 13 West, Bossier Parish, LA. (Police Jury District 6)
17. **C-32-16 / P-20-16** - The application of Wal-Mart Real Estate Business Trust for a Conditional Use Approval for the sale of high and low content alcohol for off premise consumption at a proposed Walmart Supercenter located in the Northwest corner of Wemple Road and Airline Drive, Section 33, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)
18. **C-33-16 / P-21-16** - The application of Wal-Mart Real Estate Business Trust for Conditional Use Approval for the sale of low content alcohol for off premise consumption at a proposed Walmart Fuel Station located in the Northwest corner of Wemple Road and Airline Drive, Section 33, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Kainen LeBlanc was present to answer questions from the Commission. LeBlanc discussed the follow up items from the April MPC meeting. LeBlanc discussed the Open House Meeting held Wednesday, May 4, 2016, the Traffic Study submitted to the City and Parish Engineer, and submitted an updated 2014 and 2015 crime statistic report for the Walmart located on Airline Drive.

Ben Rauschenbauch inquired about the landscaping buffer on the Northeast and South sides of the proposed Supercenter. Donnie McDaniel discussed the use of evergreen trees in the landscaping plan.

LeBlanc discussed Walmart's security plan and future plans for the existing store on Airline Drive.

Brian Cleave, current manager of Airline Drive Walmart, was present to answer questions from the Commission.

LeBlanc gave an overview of the traffic study submitted to the Parish and City Engineer.

Butch Ford, Parish Engineer, was present to answer questions from the Commission and discussed plans for traffic improvements, walking trail, future developments, and a drainage plan for the area.

Howard Davis was present in opposition to the application and voiced concerns of 24 hour operation, plans for existing Walmart on Airline Drive, traffic, environmental concerns, public safety, the potential for increase in crime in the area, and the decline of property values.

Kyle Sawyer was present in opposition to the application and voiced concerns of increased crime in the outlying area, property values, traffic, the future of surrounding businesses if the Walmart on Airline Drive location closes. Sawyer questioned Walmart's responsibility in making necessary traffic improvements and Walmart's accountability to the City and Parish for the monetary investments in the project.

Benina Turner, Asset Protection Manager for Walmart, was present to discuss crime and theft in other Walmart stores.

Don Fuller was present in opposition to the application. Fuller discussed concern for traffic decisions that should be made prior to approving zoning for Walmart location. Fuller stated that the Master Plan should be used a guide for making a decision in approving Walmart's zoning application.

Brian and Annette Painter were present in opposition to the application. The Painters expressed their desire for a Neighborhood Walmart and specifically asked that the board vote no to 24 hour operation of the proposed supercenter.

Kendall Brantley was present in opposition to the application. Brantley voiced concern for the area neighborhoods, the decline in property values, and crime.

Dana Brunky was present in opposition to the application. Brunky voiced concern for decreasing property values if Walmart is approved to open at Airline and Wemple Road.

Virginia Caruth was present in opposition to the application and expressed concern for extra traffic in Lakewood Subdivision that Walmart will generate.

Howard Davis read a story about a woman harassed by two men at a local Walmart. He requested that the board mandate there be two police officers on site at all times.

Bump Skaggs was present to address the Commission. Skaggs stated that because the City of Bossier will annex the property where Walmart plans to build, the Bossier Parish Police Jury will not have the voting power to approve or disapprove Walmart's applications. Skaggs stated that the opposition he has heard and seen has been overwhelming. Skaggs reiterated the same concerns heard by previous neighbors in the community and asked specifically that the 24 hour operation application be denied.

Rae Vasquez, representative for Walmart was present to address the Commission. Vasquez indicated that the Bossier City store on Airline was one of their best stores and Walmart is wanting to capture the market to the North of Airline Drive. Vasquez stated that Bossier City could accommodate two Walmart stores and there are plans to remodel the Airline Drive store.

Dennis Carlton, real estate broker, was present to address the Commission. Carlton stated that a Neighborhood Store would not service the North Bossier community. Donnie McDaniel asked for the number of households needed to justify a Supercenter. Carlton did not have those figures.

Benina Turner, Asset Protection Manager, discussed Police presence in the Walmart stores and stated that there are an additional five to six Asset Protection associates on duty in each store.

Vasquez stated that Walmart does not receive tax breaks and that they pay full property taxes based on the value of the building and the value of the land. Vasquez submitted a report to the Commission indicating that Walmart increases property values.

Five minute recess.

Kay Brunky spoke in opposition to Walmart.

Richard Ashley spoke in opposition to Walmart.

Mike Johnson, District 8 State Representative, was present to address the Commission. Johnson stated that he represented the area and has not heard one person in favor of the Walmart and that the will of the people determine the welfare of the community. Johnson discussed the main concerns and asked the Commission to consider the following requests: Prohibit large delivery truck traffic on Wemple Road, Construct a 4-Way stop at Wemple and Old Brownlee and make it a condition prior to approval, add a school zone in front of Providence Academy, require a written guarantee that Walmart will keep the Airline Drive store open, and deny the application for 24 hour operation.

Danielle Gresser spoke in opposition to Walmart.

Sean Hinz asked for Walmart to give an example of two Walmart Supercenters within three miles of each other that has been successful.

Donnie McDaniel asked LeBlanc if he would have the authority from Walmart to make decisions to meet some of the demands from the community. Leblanc stated that the proposal would be as it stands.

Leblanc and Vasquez addressed the Commission regarding the traffic study and the mitigation of Old Brownlee and Wemple Rd. and how Walmart would be willing to contribute to a portion of that process given that the development of Walmart would impact the traffic issue.

Butch Ford addressed the Commission in regards to the traffic study and the impact Walmart will have on the traffic. Ford stated that a meeting took place in which Walmart agreed to contribute to the mitigation but no plan has been developed and no numbers have been submitted.

Gerald Posey was present to speak in opposition to the zoning amendment for Walmart.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to table the Walmart applications. Motion carried unanimously.

4. **C-34-16** – The application of Ben Pattillo for Temporary Use Approval for Food Trucks, Flying Heart Brewing, LLC, 700 Barksdale Blvd, Bossier City, LA (City Council District 2) (Police Jury District 7)

Benjamin Hart and Ben Pattillo were present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve C-34-16. Motion carried unanimously.

D. MISCELLANEOUS ACTIONS

E. PRELIMINARY HEARINGS

19. **C-27-16** - The application of Michael Wagon for a Zoning Amendment to change the zoning classification of a Discount Tobacco Store #31 located at 1201 Shady Grove Boulevard, Bossier City, LA from B-2 (Limited Business) to B-3 (General Business) to sell high content alcohol for off premise consumption. (City Council District 3) (Police Jury District 11)

Michael Wagon was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Martin Bourgeois to approve C-27-16 for public hearing. Motion carried unanimously.

20. **P-24-16** – The application of Willow Chute Development for a Zoning Amendment to change the zoning classification of a certain tract of land located at 368 Myers Road, Bossier City, LA from R-A (Residential Agriculture) to R-LD (Residential Low Density) for residential subdivision. (Police Jury District 6)

Skip James was present to answer questions from the Commission.

Motion made by Mark Montgomery and seconded by Donnie McDaniel to approve P-24-16 for public hearing. Motion carried unanimously.

Motion made by Ben Rauschenbach and seconded Donnie McDaniel to take applications 13 through 18 off the table.

Michael Newton was present to speak in opposition to the Walmart applications.

Katie Hollowell was present and asked that the Commission vote on the application and not delay the decision.

Motion was made by Ben Rauschenbach and seconded by Donnie McDaniel to delay applications 13 through 18 until the next MPC meeting in order to give additional time to provide more information on how to implement the traffic plan improvements and for Walmart to provide their position on 24 hour operation.

F. MINUTES

Motion made by Donnie McDaniel and seconded by Ben Rauschenbach to approve minutes from April MPC Meeting. Motion carried unanimously.

G. OLD/NEW BUSINESS

Motion made by Ben Rauschenbach and seconded by Mark Montgomery to appoint Art Schuldt as the MPC liaison to the Architectural Standards Committee.

Sam Marsiglia stated that the Parish has adopted an ordinance that requires a traffic study for any land use that generates more than 100 trips per hour.

H. PUBLIC COMMENTS - NON AGENDA ITEMS

I. ADJOURN



Art Schuldt, Chairman