

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



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

MONDAY, MARCH 14, 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.

Walt Buckmaster gave the invocation.

Martin Bourgois 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 Walt Buckmaster 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)

Sam Marsiglia indicated the applicant requested that C-75-15 be delayed.

Motion was made by Ben Rauschenbach, seconded by Walt Buckmaster to delay C-75-15. Motion carried unanimously.

2. **C-6-16** – The application of Verizon Wireless for a Zoning Amendment to change a zoning classification of a 4.4 acre tract of land located at 2902 Douglas Drive, Bossier City, LA from B-2 (Limited Business) to B-3 (General Business) for a 100' telecommunication tower. (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 zoning amendment.

Motion made by Walt Buckmaster, seconded by Ben Rauschenbach to approve C-6-16. Motion carried unanimously.

3. **C-5-16** – The application of Bobby Brannon Heating and Air Conditioning for a Zoning Amendment to change a zoning classification from B-1 (Business Office) to I-1 (Light Industrial) for an office and shop to be located at 1305 Martin Lane, Bossier City, Louisiana.(City Council District 2) (Police Jury District 7)

Bobby Brannon was present to answer questions from the Commission.

Sam Marsiglia stated that two votes and two motions are necessary for this application. One motion and vote is for the zoning amendment and a second motion and vote to waive landscaping requirements.

Motion was made by Brett Mattison, seconded by Walt Buckmaster to approve zoning C-5-16. Motion carried unanimously.

Motion made by Brett Mattison, seconded by Walt Buckmaster to approve waiving the landscape requirement. Motion carried unanimously.

4. **C-7-16** – The application of Bossier Village Lane LLC for a Zoning Amendment to change the zoning classification of a 3.00 acre tract of land being lots 8, 9 and 10 of JD Whittington Subdivision from R-LD (Residential Low Density) to B-3 (General Business District) for the expansion of an existing storage facility. (Police Jury District 5) (City Council District 5)

Michael Salter was present to answer questions from the Commission.

Charles Johnson was present to inquire about the applicant's intention to maintain proper standards for drainage for the expansion.

Michael Vercher was present to inquire if the Planned Unit Development would be an expansion to the existing PUD.

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

5. **C-9-16** – The application of Jennifer Maxwell and Jason Lebleu for Conditional Use Approval for on and off consumption and the manufacturing of high content alcohol at a distillery pub located at 1600 Barksdale Boulevard, Bossier City, LA (City Council District 5) (Police Jury District 7)

Sam Marsiglia indicated that the applicant requested that C-9-16 be delayed.

Mickey Capiano was present to inform the board that he had been under contract with the current property owner to buy the property and build an apartment complex and had unresolved issues with the property owner.

Motion was made by Brett Mattison, seconded by Ben Rauschenbauch to delay C-9-16. Motion carried unanimously.

6. **C-10-16** - The application of Keep Bossier Beautiful for Conditional Use Approval for a 16 foot mobile sign trailer to be used for school education. (City Council District 5) (Police Jury District 7)

Pam Glorioso was present to answer questions from the Commission. Keith Norwood, Bossier Parish Schools, was present to answer questions from the Commission.

Motion was made by Brett Mattison, seconded by Walt Buckmaster to approve C-10-16 with the condition that any advertising or sponsors listed on the sign be no more than 4 inches in height. Motion carried unanimously.

7. **P-10-16** - The application of Adam Vautour for an Amended Plat, Victory Acre's Subdivision, Vautour Family Partition, Bossier Parish, LA (Police Jury District 2)

Adam Vautour was present to answer questions from the Commission.

Motion was made by Brett Mattison, seconded by Walt Buckmaster to approve P-10-16. Motion carried 4-2, with Art Schuldt and Ben Rauschenbauch against the motion.

8. **C-11-16** – The application of Joel Orr, Orr Kia of Bossier City for a Landscape Review, 3601 Benton Road, Bossier City, LA. (City Council District 5) (Police Jury District 6)

Ben Bledsoe was present to answer questions from the Commission.

Motion was made by Mark Montgomery, seconded by Brett Mattison to approve C-11-16. Walt Buckmaster indicated he would abstain from the vote. Motion carried unanimously.

9. **P-7-16** – The application of Rosenda Villarreal for a Preliminary Plat, 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.

Billie Frederick was present to voice opposition of P-7-16.

Motion was made by Brett Mattison, seconded by Ben Rauschenbauch to approve P-7-16. Martin Bourgeois indicated that he would abstain from the vote. Motion carried unanimously.

10. **C-13-16** - The application of the Bossier Metropolitan Commission for a resolution to consider calling a moratorium on uses located within the National Cyber Research Park Overlay District.

Carlotta Askew-Brown answered questions from the Commission.

Motion was made by Ben Rauschenbauch, seconded by Mark Montgomery to approve C13-16. Motion carried unanimously.

11. **C-14-16** - The application of Taqueria San Miguel for Conditional Use Approval for on premise consumption of high and low content alcohol at a restaurant, 4100 Barksdale Boulevard, Suite 119, Bossier City, LA (City Council District 1) (Police Jury District 11)

Luciano Monzon was present to answer questions from the Commission.

Motion was made by Walt Buckmaster, seconded by Mark Montgomery to approve C-14-16. Motion carried unanimously.

D. MISCELLANEOUS ACTIONS

E. PRELIMINARY HEARINGS

12. **P-3-16** – The application of Shams Nanji for a Zoning Amendment to change the zoning classification of a convenience store located at 4903 Airline Drive, Bossier City, LA (northwest corner of Airline Drive and Wemple Road) from B-2 (Limited Business District) to B-3 (General Business District) for off premise sales of high content alcohol and for 24 hour operation. (Police Jury District 6)

Sam Marsiglia indicated the applicant requested P-3-16 be removed from the agenda.

Motion was made by Brett Mattison, seconded by Ben Rauschenbauch to remove P-3-16 from the agenda. Motion carried unanimously.

13. **P-9-16** – The application of Raley and Associates for a Zoning Amendment to change the zoning classification of a tract of land 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) being a Planned Unit Development for residential development. (Police Jury District 6)

Michael Kelsch, Raley and Associates, was present to answer questions from the Commission.

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

14. **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 Dial was present to answer questions from the Commission.

Motion was made by Brett Mattison, seconded by Ben Rauschenbach, to approve P-11-16 for public hearing. Motion carried unanimously.

F. MINUTES

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

G. OLD/NEW BUSINESS

Sam Marsiglia indicated that a request was made to extend the approval of The Crossing at Wemple Unit 3, Bossier Parish, LA.

Ryan Estess was present to answer questions from the Commission.

Motion was made by Brett Mattison, seconded by Mark Montgomery to approve request to extend the approval of The Crossing at Wemple, Unit 3 for one year. Motion carried unanimously.

H. PUBLIC COMMENTS - NON AGENDA ITEMS

I. ADJOURN



Art Schuldt, Chairman