

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



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

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

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

Martin Bourgeois
Art Schuldt
Brett Mattison
Mark Montgomery
Ben Rauschenbach
Donnie McDaniel

OTHERS PRESENT

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

MEMBERS ABSENT

Walt Buckmaster

Art Schuldt, Chairman, called the meeting to order.

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

Brett Mattison gave the invocation.

Martin Bourgeois led in the pledge of allegiance.

B. APPROVE AGENDA

Motion was made by Brett Mattison, seconded by Martin Bourgeois approve the agenda.
Motion carried unanimously.

C. PUBLIC HEARING/ ACTION

1. **C-45-16** - The application of SDI Realty for a Landscape Review located at 2494 Airline Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Casey Orr, Crosspoint Engineering, was present to answer questions from the Commission.

Motion made by Brett Mattison, seconded by Ben Rauschenbach to approve C-45-16.
Motion carried unanimously.

2. **C-46-16** – The application of Allen Matthews, Matthews Commercial Property, LLC for a landscape review located at 3740 East Texas Street, Bossier City, Louisiana. (City Council District 4) (Police Jury District 7)

Allen Matthews was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Martin Bourgeois approve C-46-16. Motion carried unanimously.

3. **P-30-16** – The application of Raley & Associates for Preliminary Plat, Sligo Partition, 4.998 acres located in Section 22, Township 17 North, Range 12 West, Bossier Parish, Louisiana. (Police Jury District 1)

Travis Sturdivant, Raley and Associates, was present to answer questions from the Commission.

Motion was made by Brett Mattison and seconded by Mark Montgomery to approve P-30-16. Motion carried unanimously.

4. **C-47-16** - The application of Bossier Village Lane Properties, LLC for an Amended PUD located at 4012 Benton Road, Bossier City, Louisiana (City Council District 5) (Police Jury District 5)

Mike Salter, Bossier Village Lane Properties, LLC, was present to answer questions from the Commission.

Charlie Johnson was present to address the Commission and stated that he does not have a problem with granting the request for the east side variance.

Thomas Harvey was present in opposition to the application.

Motion was made by Brett Mattison to approve C-47-16 for a 15' variance on the East side with a 6' privacy fence and a 25' variance on the North side with an 8' privacy fence.

Brett Mattison amended the motion to approve C-47-16 allowing a 20' compatibility buffer and 6' privacy fence on the North side and a 10' compatibility buffer and 6' fence on the East side with the condition that Evergreen Trees be used in the landscaping. Motion was seconded by Donnie McDaniel. Motion carried unanimously.

5. **C-31-16** – 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)

Dennis Carlton was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Martin Bourgeois to approve C-31-16. Motion carried unanimously.

6. **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 was made by Brett Mattison and seconded by Mark Montgomery to approve P-24-16. Motion carried unanimously.

D. MISCELLANEOUS ACTIONS

7. **P-26-16** – The application of Edward Gaiennie, LP Development LLC, for final plat approval, Redwood Place at Legacy, Unit No. 9, located in Section 21, Township 19 North, Range 13 West, Bossier Parish, Louisiana for residential development. (Police Jury District 5)

Andy Craig was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve P-26-16. Motion carried unanimously.

8. **P-25-16** – The application of Edward Gaiennie, LP Development LLC, for final plat approval, Waterford Bend Subdivision, located in Section 22, Township 19 North, Range 13 West, Bossier Parish, Louisiana for residential development. (Police Jury District 5)

Andy Craig was present to answer questions from the Commission.

Motion was made by Brett Mattison and seconded by Mark Montgomery to approve P-25-16. Motion carried unanimously.

9. **P-27-16** – The application of Mark Logan, J-Lo Builder Development, LLC for final plat approval, Dogwood South Subdivision, Unit No. 18, located in Section 9, Township 18 North, Range 12 West, Bossier Parish, Louisiana for residential development. (Police Jury District 2)

Jason Westerman was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Martin Bourgeois to approve P-27-16. Motion carried unanimously.

E. PRELIMINARY HEARINGS

F. MINUTES

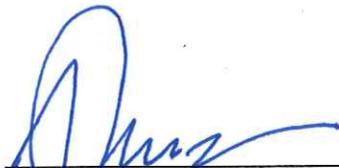
Motion was made by Brett Mattison, seconded by Mark Montgomery to approve the minutes as mailed from the June meeting. Motion carried unanimously.

G. OLD/NEW BUSINESS

H. PUBLIC COMMENTS - NON AGENDA ITEMS

I. ADJOURN

Adjourned at 3:11 p.m.



Art Schuldt, Chairman