

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



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

MONDAY, AUGUST 8, 2016, 2:00 P.M.

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

Martin Bourgeois
Walt Buckmaster
Brett Mattison
Mark Montgomery
Donnie McDaniel

OTHERS PRESENT

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

MEMBERS ABSENT

Art Schuldt
Ben Rauschenbach

Brett Mattison, Vice Chairman, called the meeting to order.

A. Donnie McDaniel gave the invocation.

Mark Montgomery led in the pledge of allegiance.

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

B. APPROVE AGENDA

Sam Marsiglia requested that two items be added to the agenda: Item #7, an extension of the current moratorium in the Cyber Overlay District and Item #8, an extension of the current moratorium in the Downtown Development District.

Motion was made by Donnie McDaniel, seconded by Mark Montgomery to approve the agenda and accept the addition of items #7 and #8. Motion carried unanimously.

C. PUBLIC HEARING/ ACTION

1. **C-49-16** - The application of Billy Weatherall, Christ Fit Gym, for a Minor Plat, Chinaberry Square Unit No. 6, being a subdivision of a tract of land located in the Northwest Quarter of the Northeast Quarter of Section 5, Township 18 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6) (City Council District 5)

Todd Littleton, Precision Builders, was present to answer questions from the Commission. Billy Weatherall was present to answer questions from the Commission.

Motion made by Walt Buckmaster, seconded by Martin Bourgeois to approve C-49-16. Motion carried unanimously.

2. **C-50-16** – The application of Billy Weatherall, Christ Fit Gym, for a Conditional Use Approval for Extended Hours of Operation for a proposed fitness center located in the Northeast Quarter of Section 5, Township 18 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6) (City Council District 5)

Todd Littleton, was present to answer questions from the Commission. Billy Weatherall was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Martin Bourgeois approve C-50-16. Motion carried unanimously.

3. **C-51-16** - The application of Mike Hasan, Investment Property Ventures, for a Conditional Use Approval for an architectural review located at 1131 Airline Drive, Bossier City, Louisiana. (City Council District 3) (Police Jury District 10)

Jeff Spikes, Architect, was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Mark Montgomery to approve C-51-16 with the condition that the MPC staff will specify the type and number of trees required to screen the building and that all plantings be properly irrigated. Motion carried unanimously.

4. **C-53-16**– The application of Wal-Mart Real Estate Business Trust for landscape 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, Louisiana. (Police Jury District 6) (City Council District 5)

Kainen Leblanc, Duplantis Design Group, was present to answer questions from the Commission.

Motion was made by Walt Buckmaster and seconded by Mark Montgomery to approve C-53-16. Motion Carried unanimously.

D. MISCELLANEOUS ACTIONS

5. **C-29-16** - The application of Wal-Mart Real Estate Business Trust for Final Plat Approval 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) (City Council District 5)

Kainen Leblanc, Duplantis Design Group, was present to answer questions from the Commission.

Motion was made by Donnie McDaniel, seconded by Mark Montgomery to approve C-29-16. Motion carried unanimously.

6. **P-30-16** – The application of Raley & Associates for Final Plat Approval, 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 & Associates, was present to answer questions from the Commission.

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

7. C-13-16 – The application of the Bossier City Parish Metropolitan Planning Commission for a resolution to consider a six month extension to the current moratorium on the construction of any new buildings, to be utilized for the purpose of a new commercial business, within the commercial area of the National Cyber Research Park Overlay District.

Motion was made by Mark Montgomery and seconded by Martin Bourgeois to approve C-13-16. Motion carried unanimously.

8. C-54-15 – The application of The Bossier City-Parish Metropolitan Planning Commission for a resolution to extend the current moratorium on the placement of or allowing occupation of certain uses located within the Downtown Redevelopment District area.

Motion was made by Walt Buckmaster and seconded by Mark Montgomery to approve C-54-15. Motion carried unanimously.

Walt Buckmaster requested that the Commission approve a resolution to convey to the City Council that the MPC Board prefers a berm as opposed to a wall located at the proposed Walmart at Wemple Road and Airline Drive.

Motion was made by Mark Montgomery and seconded by Donnie McDaniel to pass a resolution that the MPC Board strongly recommends the berm as outlined in the original proposal for the proposed Walmart Supercenter at Airline Drive and Wemple Road. Motion carried unanimously.

E. PRELIMINARY HEARINGS

F. MINUTES

Motion was made by Walt Buckmaster, seconded by Martin Bourgeois to approve the minutes as mailed from the July meeting. Motion carried unanimously.

G. OLD/NEW BUSINESS

H. PUBLIC COMMENTS - NON AGENDA ITEMS

I. ADJOURN

Adjourned at 2:40 p.m.


Brett Mattison, Vice Chairman