



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, December 14, 2020
City Council Chambers, Bossier City Hall
620 Benton Road, Bossier City, Louisiana

MEMBERS PRESENT:

H B Brual
Dave Hadden
Donnie McDaniel
Mark Montgomery
Art Schuldt
Daniel Besinaiz
Travis Beaty

MEMBERS ABSENT:

James Fine

OTHERS PRESENT:

Daniel Besinaiz
Carlotta Askew-Brown,
Jayme Gilmour
Caitlyn Atkins
Trey Ferguson
John Burns
Belinda Bodie
Keith Norwood
Michan Holbrook
Michale Kelsch
Jeff Raley
Javier Lopez
Sean Diel

A. CALL TO ORDER

Art Schuldt, Chairman, called the meeting to order at 2:00p.m. Travis Beaty gave the invocation. Mark Montgomery led the pledge of allegiance.

B. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

C. APPROVE AGENDA

1. Carlotta Askew Brown requested that an item be added to the agenda being item 27, a report from the Barksdale Redevelopment District Committee Meeting, Advisory Committee to the Bossier City-Parish Metropolitan Planning Commission.

Montgomery made a motion to approve the amended agenda. Hadden seconded the motion. Motion carried unanimously.

D. PUBLIC HEARING/ACTION

2. **P-48-20** – The application of Vaquero Houghton Partners, LLC for a Zoning Amendment to change to zoning classification of a certain tract of land being 1.25 acres more or less, from R-A (Residential Agriculture) to B-3 (General Business) located in Section 15, Township 18 North, Range 12 West, Bossier Parish, Louisiana. (southwest corner of Hwy 80 and Remco Dr.) (Police Jury District 2)

Kaitlin Atkins was present to answer questions from the Commission.

Hadden made a motion to approve P-48-20. Montgomery seconded the motion. Motion carried unanimously.

3. **C-61-20** – The application of Trey Ferguson, RMB Interest, for a Conditional Use Approval for a private event center located at 1011 Chinaberry Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Trey Ferguson was present to answer questions from the Commission. Kelly Phillips was present to address the Commission.

MPC Board Member Beaty made a motion to approve C-61-20. McDaniel seconded the motion. Motion carried unanimously.

4. **P-60-20** – The application of John Burns, Eastwood Baptist Church, for a Planned Unit Development, 2810 Highway 80 East, Haughton, Louisiana. (Police Jury District 2)

John Burns was present to answer questions from the Commission.

Montgomery made a motion to approve P-60-20. MPC Board Member Beaty seconded the motion. Motion carried unanimously.

5. **C-69-20** – The application for MasTec for ATT for a Conditional Use Approval for a small cell tower located at 5600 Barksdale Boulevard, Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Belinda Bodie was present to answer questions from the Commission. Keith Norwood was present to address the Commission.

Montgomery made a motion to approve C-69-20. Hadden seconded the motion. Motion carried unanimously.

6. **P-61-20**– The application of MasTec for ATT for a Conditional Use Approval for a small cell tower located at 2010 Colleen Drive, Bossier City, Louisiana. (Police Jury District 12)

Belinda Bodie was present to answer questions from the Commission.

Hadden made a motion to approve P-61-20. Montgomery seconded the motion. Motion carried unanimously.

7. **C-70-20** – The application of B. Wayne Brown, Brown Builders, Inc., for a Minor Plat, Brown Office Park Subdivision, Unit 3, being 2.35 acres, more or less, located in Section 14, Township 17 North, Range 13 West, Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Michan Holbrook was present to answer questions from the Commission.

Montgomery made a motion to approve C-70-20. McDaniel seconded the motion. Motion carried unanimously.

8. **P-62-20** – The application of James McCormick for a Preliminary Plat, Stewart Estates, being 8.071 acres, more or less, located in Section 24, Township 18 North, Range 20 West, Bossier Parish, Louisiana. (Police Jury District 2)

Michan Holbrook was present to answer questions from the Commission. Montgomery made a motion to approve P-62-20. MPC Board Member Beaty seconded the motion. Motion carried unanimously.

9. **C-71-20** – The application of Ed Gaiennie, TPBC, LLC, for a Preliminary Plat, Estates at the Preserve Unit 5, being 3.757 acres more or less, located in Section 24, Township 17 North, Range 13 West, Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Michan Holbrook was present to answer questions from the Commission.

Hadden made a motion to approve C-71-20. McDaniel seconded the motion. Motion carried unanimously.

10. **C-72-20** – The application of Ed Gaiennie, TPBC, LLC, for a Preliminary Plat, Retreat at the Preserve Unit 6, being 5.174 acres, more or less, located in Section 24, Township 17 North, Range 13 West, Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Michan Holbrook was present to answer questions from the Commission.

Hadden made a motion to approve C-72-20. McDaniel seconded the motion. Motion carried unanimously.

11. **C-73-20** – The application of Ed Gaiennie, TPBC, LLC for a Preliminary Plat, Retreat at the Preserve Unit 7, being 11.510 acres, more or less, located in Section 24, Township 17 North, Range 13 West Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Michan Holbrook was present to answer questions from the Commission.

Hadden made a motion to approve C-72-20. McDaniel seconded the motion. Motion carried unanimously.

12. **P-65-20** – The application of Charlie Yokem, for a Minor Plat, Canes Landing Commercial Subdivision Unit No. 1, being 2.367 acres, more or less, located in Section 33, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Michael Keslch was present to answer questions from the Commission.

Montgomery made a motion to approve P-65-20. McDaniel seconded the motion. Motion carried unanimously.

13. **P-66-20** – The application of Bill Mayfield, Brownlee Road Partners, LLC for a Miscellaneous Request to install a 5' wrought iron fence with brick columns within the front yard of Canal Place Estates Subdivision, Bossier Parish, Louisiana. (Police Jury District 6)

Michael Kelsch was present to answer questions from the Commission.

Hadden made a motion to approve P-66-20. MPC Board Member Beaty seconded the motion. Motion carried unanimously.

14. **P-69-20** - The application of Bill Mayfield, Brownlee Road Partners, LLC for a Conditional Use Approval for a Master Plan for Canal Place Estates Subdivision, located in Section 33, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Michael Kelsch was present to answer questions from the Commission.

McDaniel made a motion to approve P-69-20. Montgomery seconded the motion. Motion carried unanimously.

15. **P-68-20** – The application of Bill Mayfield, Brownlee Road Partners, LLC for a Preliminary Plat, Canal Place Estates Unit 1, 3.208 acres located in Section 33, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Michael Kelsch was present to answer questions from the Commission.

McDaniel made a motion to approve P-68-20. MPC Board Member Beaty seconded the motion. Motion carried unanimously.

16. **P-67-20** – The application of Bill Mayfield, Brownlee Road Partners, LLC for a Preliminary Plat being a Planned Unit Development, Canal Place, Unit No. 2, being 6.636 acres, more or less, located in Section 33, Township 19 North, Range 13 West, Bossier Parish Louisiana. (Police Jury District 6)

Michael Kelsch was present to answer questions from the Commission.

McDaniel made a motion to approve P-67-20. Montgomery seconded the motion. Motion carried unanimously.

17. **P-63-20** – The application of Kenneth Lawler, E & L Development for a Conditional Use Approval for a proposed apartment complex on a B-3 tract of land being 9.2 acres, more or less, located in Section 14, Township 18 North, Range 14 West Bossier Parish, Louisiana for a proposed apartment complex. (Police Jury District 2)

Jeff Raley was present to answer questions from the Commission. J Lawler was present to answer questions from the Commisison.

McDaniel made a motion to approve P-63-20. Montgomery seconded the motion. Motion carried unanimously.

E. MISCELLANEOUS

18. **P-43-20** The application of Sean Diel, Louisiana Lagniappe Developments, LLC, for an Amended Planned Unit Development, Cristal Oak Commercial Subdivision, Unit 2 Bossier Parish, Louisiana was approved on November 9, 2020. The case number was incorrect and should be P-50-20.

MPC Board Member Beaty made a motion to approve the amended case number, P-50-20. Brual seconded the motion. Motion carried unanimously.

F. PRELIMINARY HEARINGS

19. **C-63-20** – The application of Yuan Qiao Han, Shangri-La Spa, for a Zoning Amendment to change the zoning classification of 1603 Airline Dr. also described as Coleman Park Subdivision, Unit 6, Lot 1, from B-1 (Business Office) to B-2 (Limited Business), Bossier City, Louisiana for a proposed massage therapy business. (City Council District 3) (Police Jury District 9)

Yuan Quio Han was present to answer questions from the Commission.

Hadden made a motion to approve C-63-20 for public hearing. McDaniel seconded the motion. Motion carried unanimously.

20. **C-65-20** – The application of Javier Lopez, Heritage Enterprises, for a Zoning Amendment to change the zoning classification of a certain tract of land described as Airport Annex, Lots 12, 13, 20 & 21, from R-LD (Residential Low Density) to R-MD (Residential Medium Density) for a proposed apartment complex. (City Council District 3) (Police Jury District 10)

Javier Lopez was present to answer questions from the Commisison.

Hadden made a motion to approve C-65-20 for public hearing. MPC Board Member Beaty seconded the motion. Motion carried unanimously.

21. **P-64-20** – The application of Sean Diel, Louisiana Realty & Associates, for a Zoning Amendment to change the zoning classification of Willow Chute Commercial Subdivision Unit 4, Lot 1, being 8.392 acres, more or less, from R-A (Residential Agriculture) to B-3 (General Business) Bossier Parish, Louisiana for future commercial development.(Police Jury District 5)

Sean Diel was present to answer questions from the Commission. Micha Duffey was present to answer questions from the Commission.

McDaniel made a motion to approve P-64-20 for public hearing. Montgomery seconded the motion. Motion carried unanimously.

G. APPROVE MINUTES

McDaniel made a motion to approve the minutes from November 9, 2020. Montgomery seconded the motion. Motion carried unanimously.

H. OLD/NEW BUSINESS

23. Approve the MPC meeting date and application deadlines for 2021.

Montgomery made a motion to approve the 2021 meeting dates and application deadlines. MPC Board Member Beaty seconded the motion. Motion carried unanimously.

24. Approve amended application fees and new zoning compliance and site plan review fees.

Carlotta Askew Brown was present to address the Commission.

MPC Board Member Beaty made a motion to approve amended application fees and new zoning compliance and site plan review fees. Montgomery seconded the motion. Motion carried unanimously.

25. Appoint MPC 2021 Chairperson.

McDaniel made a motion to appoint Dave Hadden as 2021 Chairperson. Schuldt seconded the motion. Motion carried unanimously.

26. Appoint MPC 2021 Vice Chairperson.

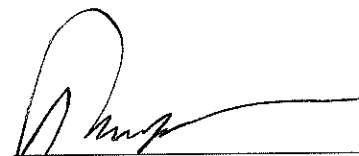
McDaniel made a motion to appoint HB Brual as 2021 Vice Chairperson. Montgomery seconded the motion. Motion carried unanimously.

27. Update from Carlotta Askew Brown, Chairperson, Barksdale Redevelopment District Committee, Advisory Committee to the Bossier MPC.

Carlotta Askew-Brown stated that the Barksdale Redevelopment District Committee: Advisory Committee to the Bossier City-Parish Metropolitan Planning Commission held a meeting on Thursday, December 10, 2020. Askew-Brown indicated that the Committee discussed the status of the Highway 71 improvements and the remaining short term capital projects. The Committee also discussed the positive impact of increased property values in Subdivisions in South Bossier; values that haven't been seen since 2002-2005. Askew-Brown reported to the Committee that the property standards and police sweeps have resumed and the majority of the complaints received are weeds, overgrown grass and inoperable vehicles. Citations have been issued to the tire shops and there are upcoming court dates to clear these issues. Askew-Brown also discussed the continued efforts to work with restaurants during this time. It is important that restaurants be able to continue to serve military personnel with regard to Covid related restrictions.

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN



Art Schuldt, Chairman