

MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, February 8, 2021

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
Travis Beaty
James Fine

MEMBERS ABSENT:

OTHERS

PRESENT:

Carlotta Askew-Brown	Veronica Flores
Jayne Gilmour,	Luis Lopez
Daniel Besinaiz	Matt Arams
Javier Lopez	Darry Wright
Sean Diel	Dianne English
Tristan Larson	Buster Constanzi
Corey Oliphint	Rodney Jordan
William Scott	Glenn Benton
Dudley Chewing	Neil Erwin
Rajan Khadka	Francisco Aviles
Michan Holbrook	Michael Kelsch
David Hall	Luther Hagler
Bob Burney	Rob Rollins
Chris Graham	

A. CALL TO ORDER

Dave Hadden, Chairman, called the meeting to order at 2:01 p.m. Travis Beaty gave the invocation. H B Brual led the pledge of allegiance.

B. ROLL CALL

Jayne Gilmour called roll and stated a quorum was present.

C. APPROVE AGENDA

1. Approve Agenda

Carlotta Askew Brown requested that item #1, C-62-30 and item #14, P-72-20 be removed from the agenda.

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

D. PUBLIC HEARING/ACTION

- ~~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)

This agenda item was removed.

3. **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 Commission.

Schuldt made a motion to approve C-65-20. McDaniel seconded the motion. Motion carried unanimously.

4. **C-79-20** – The application of Javier Lopez, Heritage Enterprises, for a Planned Unit Development for a proposed apartment complex being .756 acres, more or less, Airport Annex, Lots 12, 13, 20 & 21(Lamar and Barbara St.) in Bossier City, Louisiana. (City Council District 3) (Police Jury District 10)

Javier Lopez was present to answer questions from the Commission.

Schuldt made a motion to approve C-79-20 with the condition that the site plan presented be rotated 180 degrees. McDaniel seconded the motion. Motion carried unanimously.

5. **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, LA for future commercial development. (Police Jury District 5)

Sean Dial was present to answer questions from the Commission.

Schuldt made a motion to approve P-64-20. Montgomery seconded the motion. Motion carried unanimously.

6. **P-73-20** – The application of Sean Diel, Louisiana Realty and Associates, for a Preliminary Plat, Airline Lagniappe Subdivision Unit 1 being a planned unit development, being 8.392 acres, more or less, located in Section 21, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Sean Dial was present to answer questions from the Commission.

Schuldt made a motion to approve P-73-20. Montgomery seconded the motion. Motion carried unanimously.

7. **C-74-20** – The application of Corey Oliphint, Oliphint Investments, for a Planned Unit Development for Shed Road Storage, being 1.676 acres more or less, located at 3805 Shed Road, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Tristan Larson and Corey Oliphint were present to answer questions from the Commission.

Montgomery made a motion to approve C-74-20. MPC Board Member Beaty seconded the motion. Motion carried unanimously.

8. **P-71-20** – The application of Travis Sturdivant, Raley and Associates, for an Amended Plat, Willow Trace Subdivision, Unit No. 6, being 6.562 acres, more or less, located in Section 36, Township 19 North, Range 13, West, Bossier Parish, Louisiana. (Police Jury District 5)

William Scott was present to answer questions from the Commission.

Beaty made a motion to approve P-71-20. Montgomery seconded the motion. Motion carried unanimously.

9. **P-70-20** – The application of Dudley Chewning for a Minor Plat, Wemple Subdivision, Unit 3, being 7.05 acres, more or less, located in Section 34, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Dudley Chewning was present to answer questions from the Commission.

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

10. **C-82-20** – The application of Rajan Khadka, Khadka United LLC, for a Conditional Use Approval for the sale of low content alcohol for off-premise consumption at a convenience store located at 2201 East Texas Street, Bossier City, Louisiana. (northeast corner of Benton Rd. and E. Texas St.) (City Council District 5) (Police Jury District 9)

Rajan Khadka was present to answer questions from the Commission.

Schuldt made a motion to approve C-82-20. McDaniel seconded the motion. Motion carried unanimously.

11. **P-74-20** – The application of Rodney Savoy, Willow Heights, LLC, for a Preliminary Plat, Willow Heights Unit 3, being a planned unit development, being 40.17, acres, more or less, located in Section 20, Township 19 North Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Michan Holbrook was present to answer questions from the Commission. David Hall was present to address the Commission. Bob Burney was present to address the Commission.

Schuldt made a motion to approve P-74-20 with the condition that an eight foot wood fence be constructed on the southern boundary, the houses constructed along the common line where property backs up to Willow Lake be single story, and the two parties agree to share the costs of a six foot wood fence constructed along the east boundary line of Willow Heights, Unit 3. Beaty seconded the motion. Motion carried unanimously.

12. **C-83-20** – The application of Chris Graham, requesting Temporary Use Approval for the Bossier City Farmers Market and Night Market to be located at 2950 East Texas Street and the Makers Fair to be located at 540 Boardwalk Blvd. Bossier City, Louisiana. (City Council District 2) (Police Jury District 9)

Chris Graham was present to answer questions from the Commission.

McDaniel made a motion to approve C-83-20. Beaty seconded the motion. Motion carried unanimously.

13. **C-84-20** – The application of Luis Antonio Espinoza Lopez, Espinoza Automotive, for a Conditional Use Approval to allow for an 8' metal fence to be located on the front property line located at 2001 East Texas Street, Bossier City, Louisiana. (City Council District 5) (Police Jury District 9)

Veronica Flores was present to translate for Mr. Lopez and answer questions from the Commission. Thomas Harvey was present to address the Commission.

Schuldt made a motion to approve C-84-20 with the condition that the applicant move the fence back five feet, repaint the white fence with a neutral color and add some trees based on the recommendation of the MPC staff. Montgomery seconded the motion. Motion carried unanimously.

14. **C-85-20** – The application of Steven Chhang, New Star Donuts, for a Conditional Use Approval for a drive through window with reduced vehicle stacking at a donut shop located at 2301 Airline Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Matt Abrahms was present to answer questions from the Commission.

Montgomery made a motion to approve C-85-20. Beaty seconded the motion. Motion carried unanimously.

15. ~~**P-72-20** – The application of Rodolfo Vargas, El Patio Bossier, for a Conditional Use Approval for the sale of high and low content alcohol for on premise consumption at a restaurant located at 5515 Airline Drive, Bossier City, Louisiana. (Police Jury District 5)~~

This agenda item was removed.

16. **P-1-21** – The application of Darry Wright for a Preliminary Plat, Henry's Way, being 23.492 acres, more or less, located in Section 10, Township 18 North, Range 12 West, Bossier Parish, Louisiana. (south of Lars Rd.) (Police Jury District 2)

Darry Wright was present to answer questions from the Commission. Dianne English, Buster Constanzi, Rodney Jordan and Glenn Benton were present to address the Commission.

Schuldt made a motion to approve P-1-21. Brual seconded the motion. Motion carried unanimously.

17. **C-1-21** – The application of Collection Sites, LLC for a Temporary Use Approval for a COVID 19 testing site located at 2950 East Texas Street, Bossier City, Louisiana. (Pierre Bossier Mall) (City Council District 2) (Police Jury District 9)

Brual made a motion to move item #16, C-1-21 to the end of the agenda because the applicant was not present. McDaniel seconded the motion. Motion carried unanimously.

18. **C-2-21** – The application of Francisco J. Aviles, El Jarrito Mexican Grill, for Conditional Use Approval for the sale of high and low content alcohol for on-premise consumption at a restaurant located at 2650 Airline Drive, Suite 100, Bossier City, Louisiana. (Old Panera Bread location) (City Council District 5) (Police Jury District 7)

Francisco J. Aviles was present to answer questions from the Commission.

McDaniel made a motion to approve C-2-21. Schuldt seconded the motion. Motion carried unanimously.

19. **C-3-21** – The application of Jon Black, Tiburon Development for a Preliminary Plat, The Village at Tiburon Unit No. 15, being 10.92 acres more or less, located in Section 1, Township 18 North, Range 13 West, Bossier Parish, Louisiana. (City Council District 4) (Police Jury District 5)

Michael Kelsh was present to answer questions from the Commission.

Beaty made a motion to approve C-3-21. Fine seconded the motion. Motion carried unanimously.

Recall item 17.

C-1-21 – The application of Collection Sites, LLC for a Temporary Use Approval for a COVID 19 testing site located at 2950 East Texas Street, Bossier City, Louisiana. (Pierre Bossier Mall) (City Council District 2) (Police Jury District 9)

The applicant was not present. Daniel Besinaiz addressed the Commission. Neil Erwin addressed the Commission. The board agreed to vote on the application without the applicant present. Brual made a motion to approve C-1-21 for a period of 1 year. Schuldt seconded the motion. Motion carried unanimously.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

20. **C-80-20** - The application of Luther Hagler for a Zoning Amendment to change the zoning classification of a tract of land located at 1106 Violet Avenue from

B-1 (Business Office) to R-LD (Residential Low Density) Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Luther Hagler was present to answer questions from the Commission.

Schuldt made a motion to approve C-80-20 for a public hearing. Beaty seconded the motion. Motion carried unanimously.

21. **C-86-20** – The application of Keith Lybrand, Brookshire Grocery Company, for a Zoning Amendment to change the zoning classification of a 7.056 acre tract of land, more or less, from R-A (Residential Agriculture) to B-3 (General Business) located on the southeast corner of Airline Drive and Wemple Road, Bossier City, Louisiana. (immediately south of CVS) (City Council District 5) (Police Jury District 5)

Rob Rollins with Mohr and Associates was present to answer questions from the Commission.

McDaniel made a motion to approve C-86-20 for a public hearing. Beaty seconded the motion. Motion carried unanimously.

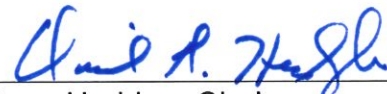
G. APPROVE MINUTES

Montgomery made a motion to approve the minutes from December 14, 2020. McDaniel seconded the motion. Motion carried unanimously.

H. OLD/NEW BUSINESS

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN



Dave Hadden, Chairman