

# MINUTES

## Metropolitan Planning Commission Meeting

2:00 PM - Monday, March 8, 2021

City Council Chambers, Bossier City Hall  
620 Benton Road, Bossier City, Louisiana

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### MEMBERS PRESENT:

H B Brual  
Dave Hadden  
Donnie McDaniel  
Mark Montgomery  
Art Schuldt  
Travis Beaty  
James Fine

### OTHERS PRESENT:

Carlotta Askew-Brown,  
Jayme Gilmour  
Daniel Besinaiz  
Luther Hagler  
Yuan Han  
Jay Cheney  
Kim Lee  
Reggie Lewis  
Andy Craig  
Pete John  
Neil Erwin

### MEMBERS ABSENT:

#### A. CALL TO ORDER

Dave Hadden, Chairman, called the meeting to order at 2:00 p.m. Donnie McDaniel gave the invocation. H B Brual 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 addressed the Commission and requested the addition of C-10-21 to the agenda, the addition to approve the Special Call Meeting minutes from February 15, 2021, and the removal of P-72-20.

McDaniel made a motion to approve the amended agenda. Schuldt seconded the motion. Motion carried unanimously.

#### D. PUBLIC HEARING/ACTION

2. **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. McDaniel seconded the motion. Motion carried unanimously.

3. **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 Han was present to answer questions from the Commission.

Carlotta Askew-Brown indicated that the compatibility buffer on the rear of the property needs to be increased from 10' to 25' and that she would talk with the property owner about it.

Jay Chaney was present to address the Commission.

Brual made a motion to approve C-63-20. Schuldt seconded the motion. Motion carried unanimously.

4. ~~**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.

5. **P-5-21** – The application of Kim Lee for a Minor Plat, Candy Acres Unit 1-B, 4.066 acres located in part of the Northwest quarter of the Southeast quarter of Section 2, Township 18 North, Range 12 West, Bossier Parish, Louisiana. (Police Jury District 2)

Kim Lee was present to answer questions from the Commission.

Schuldt made a motion to approve P-5-21. Beaty seconded the motion. Motion carried unanimously.

6. **P-6-21** – The application of Reggie Lewis, Raley and Associates, for an Amended Plat, Canal Place Unit No. 1A, 0.529 acres being a resubdivision of lots 21 and 22 of Canal Place Unit No 1, and also being located in Section 32, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Reggie Lewis was present to answer questions from the Commission.

McDaniel made a motion to approve P-6-21. Fine seconded the motion. Motion carried unanimously.

7. **C-86-20** – The application of Keith Lybrand, Brookshire Grocery Company, for a Zoning Amendment to change the zoning classification of a 7.805 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)

Andy Craig was present to answer questions from the Commission.

Brual made a motion to approve C-86-20. Montgomery seconded the motion. Motion carried unanimously.

## **E. MISCELLANEOUS**

8. Added item:

**C-10-21** - The application of Pete John, Dillas Quesadillas for an On-Premise Sign Review at 2035 Airline Drive, Bossier City, Louisiana.

Pete John was present to answer questions from the Commission.  
Neil Erwin was present to address the Commission.

Schuldt made a motion to approve C-10-21, Shadow Art on the South wall provided the wall is a uniform color. Montgomery seconded the motion. Motion carried unanimously.

## **F. PRELIMINARY HEARINGS**

## **G. APPROVE MINUTES**

9. Beaty made a motion to approve the minutes from February 8, 2021. Fine seconded the motion. Motion carried unanimously.
10. McDaniel made a motion to approve the minutes from the Special Call Meeting held Feburary 15, 2021. Beaty seconded the motion. Motion carried unanimously.

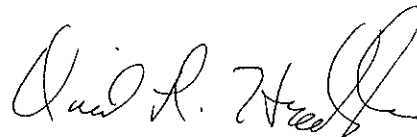
## **H. OLD/NEW BUSINESS**

Carlotta-Askew Brown acknowledged Jayme Gilmour for the work on the new MPC Website and Jeff Dove for completing his Zoning Inspector Certification.

## **I. PUBLIC COMMENTS - NON AGENDA ITEMS**

## **J. ADJOURN**

Meeting adjourned at 2:32 p.m.



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Dave Hadden, Chairman