

MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, April 11, 2022

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

MEMBERS PRESENT:

James Fine
Dave Hadden
Donnie McDaniel
Art Schuldt
Travis Beaty

OTHERS PRESENT:

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|--------------------|---------------|
| Neil Erwin | Ryan Estess |
| Jayne Gilmour | Charlie Coyle |
| Ally Beene | Eric Hudson |
| Mikki Royer | Peter Axelson |
| Michael Villapando | Alex Dempsey |
| Matt Abrams | Donnie Barker |
| Jason Westerman | Inna Rom |
| Steve Pinkley | John Goode |
| Joshua Lee | Brenden Lee |
| Belinda Bodie | |

MEMBERS ABSENT:

H B Brual
Mark Montgomery

A. CALL TO ORDER

Art Schuldt, Chairman, called the meeting to order at 2:00 p.m. Donnie McDaniel gave the invocation. James Fine led the pledge of allegiance.

B. ROLL CALL

Jayne Gilmour called roll and stated a quorum was present.

C. APPROVE AGENDA

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

D. PUBLIC HEARING/ACTION

- C-9-22** – The application of Red River Brewing Company, LLC for a Conditional Use Approval for the sale of high and low content alcohol for on premise consumption at a restaurant and brewery located at 310 Mansfield Road, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Ally Beene was present.

Beene: I am Ally Beene, the CEO of Red River Brewing Company.

Schuldt: We heard this last month. Does any of the board have any questions?

Beene: I want to apologize for my absence for the last meeting. We had moved 3 days prior to your meeting.

Schuldt: This is a public hearing. If there is anyone who would like to come forward to speak about this application, now is the time to do so.

Mikki Royer was present.

Royer: My property coincides with hers on the south east corner of their property. They dug up separator, she said, that separates oil and water. They piled a bunch of the dirt on my property. She told me that wasn't my property. Then she told me they hadn't put any on my property that it was on the centerline. I told her it was my property and that I wanted the dirt off. I wanted it all off. I went back down there a few days later and they'd gotten it off but they left enough that they spread over a good area of my property with rocks and concrete in it. No one has tried to clean it up. I want my property cleaned like it was before they started putting dirt on it. The city had promised me that they would do a soil test because I think it is contaminated and I do not want that on my property. I have an international company supposed to come and talk to me about my property soon so I want it cleaned up before they get here.

Schuldt: I would say if there is any loose material that could be removed from the property...

Royer: I want it all removed. They have to dig the grass and everything up to get rid of it now. I want all of that put back just like it was, grass and everything.

Schuldt: Is there a contractor engaged for the project?

Beene: Thrash Construction. Our building, when we purchased it, had an addition to the eastern portion. It was inhabitable. We are adding our brewery to the back area as well as the kitchen area. The soil was not capable of holding the weight of what we are putting in so we dug it up, removed the slab, and when we did that we did find an oil, water separator. It was a maintenance garage. We had it tested. There were no contamination levels there and any water or soil that was in and around the area has been disposed of in accordance with the environmental agencies. The dirt that was dug from that area, was placed in the alley way. Since speaking with Mrs. Royer, we've had a second surveyor come out and marked the barriers of her land, where the ally way ceases and where our property line begins. The ally way is City property and in speaking with Carlotta and Engineering the intent is that we will be paving the ally way for service to our warehouse area so that we can get grain delivery to that back area. I've taken photos of the area and you can see where the dirt was placed. There was some dirt that did get on Mrs. Royer's property and the day that she wanted it moved it was quite muddy and rainy. It was minimal for what was on her property. We've done everything we can to try and make it correct. It was truly an error. We were under the understanding that the property behind us was City property because we had talked with Carlotta and the Mayor about a parking lot back there. We were unaware that there was a private citizen that owned a portion of those lots. We've tried our best to be friendly neighbors and do the right things. When she asked us to move, I spoke to her, got off the phone and called my contractors and we had it

done as quickly as we could with the weather situation that we had those couple of days.

Royer: There are rocks and concrete mixed in that dirt and my property cannot be mowed with that there.

Schuldt: This is on a small portion of the property?

Royer: It is on the north end of my property.

Schuldt: Is this something that you can take another look at?

Beene: We certainly will take a look at it to see if there is any more we can do.

McDaniel: The dirt has been removed but there is no grass where the dirt was?

Beene: There's probably three to four feet that go into her property.

Royer: It is six or eight feet. I want that dirt removed and the rocks.

McDaniel: Do we need to remove a little more dirt and the add sod?

Royer: And the rocks and the concrete. I would like a copy of the soil testing.

Schuldt: Did you get an independent soil test?

Beene: Yes. We tested the water that was in and around the area tested. I will provide a copy of that to Mrs. Royer.

Schuldt: Mrs. Royer, would that be ok?

Royer: I want the soil tested because there is so much on my property that is spread out.

Schuldt: We don't have the authority to authorize that.

Royer: You told me you would last month when I came to the meeting.

Schuldt: This is the first I've heard about testing soil. I think they would be happy to provide you with a copy of their soil test but if you want further....

Royer: She said just the water was tested.

Beene: There was a sludge sample taken which would indicate water and soil in and around the area where the oil water separator was removed. One of the partners of the business is the Vice President of Altech Environmental. We followed code to the tee. It is his reputation on the line on how we handle

environmental. I cannot emphasize enough that there is not an issue with the soil or the water in that area.

Schuldt: If you could, please provide Mrs. Royer a copy of that. If you could, take another look at the area and if there is any additional debris that needs to be removed and maybe sod that area. Is there anybody else that would like to come forward and speak?

Michael Villalpando was present.

Villapando: I am realtor of Berkshire Hathaway and I am the owner On Time Construction. I own 317 Bennett, 315 Bennett, and 910 Ogilvie. I am glad you are there. Where are you proposing to have the parking?

Beene: With the way that the East Bank has been constructed, we have talked about utilizing city parking.

Villapando: How many people can be in your building at one time?

Beene: We've submitted the plans to the Fire Marshall. It has been approved but I cannot tell you off the top of my head how many.

Villapando: Parking will become an issue soon. It is backing up all the way to my house. We ride bikes through there a lot. There are no stop signs at each intersection. It is confusing to drivers. Would you be willing to put Tesla chargers on your location?

Beene: We haven't thought about it.

Villapando: It would be nice to have that in the area.

Schuldt: After our vote today, this would move forward to the City Council for their decision. That would be the forum for you to express that issue. Are there any other comments? Hearing no comments, I will entertain a motion.

McDaniel made a motion to approve C-9-22. Beaty seconded the motion. Motion carried unanimously.

3. **P-6-22** – The application of Matt Abrams, Abrams Architecture and Design, for a Zoning Amendment to change the zoning classification from R-A (Residential Agriculture) to B-3 (General Business) of a certain tract of land, 3.2 acres, more or less, located at 2030 US Highway 80, Haughton, Louisiana. (Police Jury District 2)

Matt Abrams was present.

Abrams: We have a development where we have five pieces of property together. The existing development has restaurants on it and buildings and there happens to be one piece of property that was never re-zoned. We are trying to get it zoned and combine it all together for a new development.

Schuldt: This is a public meeting. Is there anybody here who would like to speak for or against this application? Any questions from the Board? Hearing none, I will entertain a motion.

Hadden made a motion to approve P-6-22. Fine seconded the motion. Motion carried unanimously.

4. **P-8-22** – The application of Peter Klucar for a Zoning Amendment to change to zoning classification from R-A (Residential Agriculture) to R-E (Residential Estate District) of a certain tract of land, being 1.247 acres, more or less, located in Section 36, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Jason Westerman was present.

Westerman: My client is wanting to subdivide some lots and make them bigger and sell a portion of a lot to the neighbor. When we did that, we realized that one of the lots would have half zoning for the Residential Estate District so we are just rezoning so that when it is combined it will be the right zoning.

Schuldt: This is a public meeting. Is there anyone that would like to come forward and speak for or against this application? Hearing no comments, I will entertain a motion.

Beaty made a motion to approve P-8-22. Hadden seconded the motion. Motion carried unanimously.

5. **P-62-21** – The application of Peter and Mary Klucar, for an Amended Plat, Willow Trace Subdivision, Unit No. 5C, 7.158 acres, more or less, located in Section 36, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Jason Westerman was present.

Westerman: This is the plat following the previous zoning application. We are making the lots bigger.

Schuldt: This is a public meeting. Is there anyone who would like to speak? Hearing no comments, I will entertain a motion.

Beaty made a motion to approve P-62-21. Fine seconded the motion. Motion carried unanimously.

6. **C-15-22** – The application of Steven Pinkley for a Zoning Amendment to change the zoning classification from R-A (Residential Agriculture) to B-3 (General Business) on a certain tract of land being 0.651 acres, more or less, located in Section 13, Township 17 North, Range 13 West, Bossier City, Louisiana for a proposed business, Bayou Window and Tint. (located on Lily Street, just north of Rossie Lee) Bossier (City Council District 1) (Police Jury District 12)

Steven Pinkley was present.

Hadden: You are moving from down the street? Aren't you on the corner by Taylor's Barber Shop?

Pinkley: I own the property by the corner where Taylor's is to the south. I have the piece in-between it and I still have one to the east of it that fronts Rossie Lee.

Schuldt: This is a public hearing. Is there anybody here who would like to come forward and speak for or against this application? Hearing no comments, I will entertain a motion.

Hadden made a motion to approve C-15-22. Fine seconded the motion. Motion carried unanimously.

7. **C-20-22** – The application of Joshua Lee, JL Builders, LLC, for a Temporary Use Approval for temporary parking for Candace School of Dance located at 4480 Viking Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Joshua Lee was present.

Lee: We are still working on this project. Our biggest hurdle is her property settlement before we can make any major improvements. I did bring documents of what we plan to do for parking around that and the addition to the building. She's outgrown where she is. We added some rock parking on the side. We are going to add one studio but we are also going to try to pave around, behind and to the side where the rock is. This will add about 27 parking spots. The will help relieve the congestion with the daycare there.

Hadden: That parking lot holds some water.

Lee: It does. It's been pretty wet with all of the rain. We may have to pump some water off of there.

Schuldt: How much time are you requesting?

Lee: No more than six months.

Schuldt: This is a public hearing. Is there anybody here who would like to come forward and speak for or against this application? Hearing no comments, I will entertain a motion.

Beaty made a motion to approve C-20-22 for temporary use for 6 months. Fine seconded the motion. Motion carried unanimously.

8. **C-21-22** – The application of Mastec for a Conditional Use Approval for a 31' small cell tower located at 900 Central Park Drive, Bossier City, Louisiana. (City Council District 3) (Police Jury District 10)

Dave Hadden stated that he would abstain from voting on this application.

Belinda Bodie was present.

Bodie: I am here on behalf of Mastec. They are proposing a small cell pole over at Central Park Elementary. This is very similar to what we did last year at Parkway High School and Curtis Elementary.

Schuldt: Any comments from the board? This is a public hearing. Is there anybody here who would like to come forward and speak for or against this application? Hearing no comments, I will entertain a motion.

Fine made a motion to approve C-21-22. Beaty seconded the motion. Motion carried unanimously.

9. **C-86-21** – The application of Travis Sturdivant, Raley and Associates, for a Minor Plat, Thaxton Subdivision, 1.75 acres, more or less, located in Section 29, Township 18 North, Range 13 West, Bossier City, Louisiana. (Located north of Barksdale Boulevard, west of Hamilton Road.) (City Council District 5) (Police Jury District 7)

Ryan Estess was present.

Estess: I am here to answer any questions you may have.

Schuldt: Any comments from the board? This is a public hearing. Is there anybody here who would like to come forward and speak for or against this application? Hearing no comments, I will entertain a motion.

Beaty made a motion to approve C-86-21. Hadden seconded the motion. Motion carried unanimously.

10. **P-19-22** – The application of Alex Dempsey for a Conditional Use Approval for a master development plan, Willow Chute Ranch, 93.1 acres, more or less, located in Sections 27 and 28, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Located at the south end of Myers Road) (Police Jury District 6)

Charlie Coyle was present.

Coyle: We are the Engineers on the project. The applicant is also here to answer any questions you may have. I believe you have a copy of the masterplan that we have. The majority of this will be in this first phase. Water and sewer will be provided by the City and Parish.

Hadden: The condition of Myers Road - is that going to get some improvements? Do you know if the Parish is going to do that?

Coyle: I will let Eric address that.

Eric Hudson was present.

Hudson: That is on our overlay program for this year. As soon as the weather turns, we will improve that road. When we get to the plat, I do have one issue that I want to address with you. As far as the subdivision itself, the Parish is good with it. I think it is a good use for that subdivision with large lots.

Schuldt: It is 17 lots on 62 acres. Normally we would require 250' frontage at the front property line. I think you are proposing that at the building setback line. There is some slight modification to the frontage itself but with the size of the lots I would not have any issue with that.

Hudson: Will he be putting in any sidewalks?

Schuldt: It is not required.

Hudson: That's fine. I just thought he would be putting in sidewalks.

Hadden: With the cul-de-sacs, I need to make sure those are wide enough for garbage trucks and school buses. There isn't going to be a median in the middle. It should be a wide open cul-de-sac.

Peter Axelson was present.

Axelson: My property backs to the bayou. Are the wetlands or the bayou going to be impacted in any way?

Coyle: They should not. The levy board has their maintenance servitude that runs 100 feet from the top bank of the bayou. You can't building anything within that without the Levy Board's permission.

Axelson: Any digging required in the adjacent subdivisions for pipelines?

Coyle: Yes. It will follow along with the streets.

Axelson: Will they be digging through front yards in the subdivision?

Coyle: No.

Schuldt: Is there anybody here who would like to come forward and speak for or against this application? Hearing no comments, I will entertain a motion.

Beaty made a motion to approve P-19-22. McDaniel seconded the motion. Motion carried unanimously.

11. **P-4-22** – The application of Alex Dempsey for a Preliminary Plat, Willow Chute Ranch, 62.266 acres, more or less, located in Sections 27 and 28, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Located at the south end of Myers Road) (Police Jury District 6)

Charlie Coyle was present.

Coyle: This is for the subdivision for the first unit.

Hadden: There is an unresolved issue with this one.

Eric Hudson was present.

Hudson: We don't have a problem with the development and what he wants to do. Mr. McLemore owns a few lots through there and he is wanting to subdivide the tracts he owns. He has been selling lots along that area. That is not a public road. The Parish maintenance stops. When they came to us for this plat I asked them to have Mr. McLemore give us what he owns dedication so we can have publicly dedicated access to these homes. We would not fix the road. I do not see this on the plat. I don't want this to end up with bunch of houses and no public or private access. I asked them to work this out with Mr. McLemore. I don't know what his response was. Mr. McLemore's driveway needs to be moved too. I'm not sure what happened with that. We need him to rectify this issue while we are in the process of doing this.

McDaniel: We just need some road dedication, right?

Hudson: There isn't a turnaround where the road ends. There is a gravel road that goes off to the east. Mr. McLemore or someone split all this land up into individual lots. He's been selling lots telling everyone that it is public access. We asked if they would at least give us some dedication to what he owns so that we can one day improve that road.

Schuldt: How does this affect this application?

Hudson: Now that he is wanting to subdivide this parcel, he should fix this. With this plat, we will at least have an actual dedication for access.

Inaudible discussion

Hadden: Do we even have jurisdiction over this?

Schuldt: We have a common owner, Mr. McLemore for the piece of property for this 17 acre development.

Neil Erwin was present.

Erwin: I think you do have the authority if the Parish is pointing out that there is a problem that is existing with this owner.

Schuldt: An approval subject to Mr. McLemore's dedication of his property to the east along with the new dedication....

Inaudible discussion

Coyle: I'm not sure how much of the road he actually owns. I think the majority of the road is on the Shreve Island Properties...

Hudson: It could be but I don't see it on here so I don't know. We talked about this in our office with Micah. I asked that we get this worked out.

Schuldt: Will this application go to the Parish for approval?

Hudson: It will come to us for approval.

McDaniel: So we can approve it with the condition that we can clear all this up.

Schuldt: Is there a street name on the property that we are talking about?

Hudson: We haven't worked that out. He wants to change the name. It's complicated along Myers Road.

Schuldt: We can craft an approval conditioned on proper street access dedication for Willow Chute Ranch and lots to the east of Myers Road?

Erwin: I would suggest it be subject to a suspensive condition as to the resolution of that access to the satisfaction of the Police Jury.

Alex Dempsey was present.

Dempsey: Is it only conditioned on the McLemore's giving their dedication to the Parish because I cannot ask force Shreve Island Properties...

Hudson: No, I would not ask Shreve Island Properties for it. The only reason I asked Mr. McLemore for it now is because he wants to subdivide his property and he has been trying to sell it. This will only get worse in the future.

Schuldt: Is there anyone else that would like to come forward and speak? Any other comments from the board?

Beaty: Alex, are you good with sidewalks. On the application, it says not sidewalks. If you are good with that...

Hudson: We are ok without sidewalks. If that is different from your ordinances and if he had any second thoughts, he'd want to ask for a variance today.

Dempsey: Sidewalks are not required. We would not need another approval to get them installed.

Hudson: This variance is only for the 250 feet at the setbacks, not at the road.

Dempsey: Just to clarify, the variance is requested so that it is not curb and gutter but open ditch for the 250 feet.

McDaniel made a motion to approve P-4-22 subject to the suspensive condition of a resolution of proper access to the McLemore property to connect to Meyers Road and Willow Chute Ranch to the satisfaction of the Bossier Parish Police Jury and that the subdivision includes sidewalks and not curb and gutter. Beaty seconded the motion. Motion carried unanimously.

12. **P-20-22** – The application of Ed Gaiennie, LP Development, for a Conditional Use Approval to amend the master plan, Legacy Subdivision, Bossier Parish, Louisiana. (Police Jury District 5)

Donnie Barker was present.

Barker: I am here representing LP Development. This item is just the masterplan update. This plat was originally before you several months back and it passed. We wanted to make a change for that first unit plat for Edgewater Pass.

Schuldt: This is basically changing a cul-de-sac to through street. Any comments from the board. This is a public meeting. Is there anyone here he would like to come forward to speak for or against?

Inna Rom was present.

Rom: I live on the corner of Legacy Elementary Drive. I moved into the subdivision a year ago. Over that year I learned a lot about the relationship between the builders and the HOA and the recent change with the sidewalk. To me, it seems like it is a non-ending plan. During the period of expanding the Legacy Subdivision we tied to the HOA. I'm not sure where exactly where it is all going because there are always changes and amendments and expansions. My major concern is not about having more neighbors. I am concerned more about the facilities. The builder does not commit to add more shared facilities such as a pool or a playground. I am looking at the plan of June last year and there is only one small pool and one small playground. There were tennis courts that were promised but never happened. The plan is to almost triple the size of our community. I am just asking to add more facilities or to be disconnected from the HOA.

Schuldt: This application would be just to change the masterplan for the property to the north of you. The masterplan that was approved some time back does add more lots to the subdivision. Mr. Barker, are there proposed amenities with that phase?

Barker: I do not have any commitments from the developer on any other specific amenities for the development. We did provide the sidewalk to give access to the pool?

Hadden: Did the developer imply that there would be more than one pool or clubhouse?

Barker: This project started before my time so I am not aware of any commitments that were made then. Since I've been working on this project, I don't think that they've made any specific commitments.

Schuldt: Does the HOA have a different understanding that there would be a second pool?

Rom: Somehow, the HOA has a secret bond with the builders. It is tied together and we cannot change it as homeowners until the subdivision is completed. The subdivision will never be completed because they always adding more. I wonder how we get out of it.

Schuldt: It will still be under developer control until a certain percentage of lots are sold and then it would transition back to the HOA.

Rom: There is nothing on the one I am looking at, not even some green areas. Also, the plan does not show sidewalks connecting between the small subdivisions. I don't want to be in the same situation again where we don't have sidewalks for the kids to walk.

Barker: The sidewalks are built with each new unit. We are not anticipating having that same issue where we had to build the sidewalk on Sawgrass.

Schuldt: This is just to make a minor change the masterplan. They will have to come back to us with a detailed plat. We can address the extension of sidewalks to the other phases or any green space, those types of things. You have brought up some good points. We will monitor this as the plat proposal comes to us. You may want to keep encouraging some dialogue to find out more about what commitments have been made by the developer to the Home Owners Association.

Rom: Well, the HOA and the developer are the same.

Schuldt: That is typical until a certain percentage of lots are sold. I do not know if the subdivision right now is 50% built out or 25% built out. There is a recorded Declaration of Covenants that you can look at and that would specify within that document at what it is converted over.

Hudson: I wanted Donnie to explain the different drainage improvements they are doing for that unit. The Parish has had some issues in that neighborhood with drainage. I'd like for him to address that.

Barker: This is all tied together. We have an out fall channel from the development into to Flat River. We came to you with Waterford Lake, Unit 2 and now with Edgewater Pass. All of this borders that out fall channel. I need to meet with Eric. We will be proposing some improvements to the out fall structure to the development. Currently, the out fall ditch for the development is drained by one 30" pipe and we think that is really undersized and we think is contributing to some of the issues we have had over there. We will propose

with the Edgewater Pass development to make some improvements to that out fall channel and our out fall structure to Flat River.

McDaniel: Eric, you are ok with this as long as we address these needs?

Hudson: Yes.

Schuldt: Is there anyone else who wants to speak? If not, I will entertain a motion.

Hadden made a motion to approve P-20-22. Fine seconded the motion. Carried 4-1 (opposed: Beaty).

13. **P-22-22** – The application of Ed Gaiennie, LP Development, for a Preliminary Plat, Edgewater Pass, 18.857 acres, more or less, located in the east half of Section 22, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Donnie Barker was present.

Barker: This is just the plat approval.

Schuldt: Is there a sidewalk along Calcasieu Pass?

Barker: There is. It ties into Calle Lago, the sidewalk along Legacy Elementary Drive and now the new sidewalk on Sawgrass. All of that ties in together.

Schuldt: Lot 1005? What is that?

Barker: I may have to look at it. That will end up being an expansion area for the pond. It is a non-buildable lot.

Schuldt: This is a public hearing. If there is anybody who would like to come forward, please do. Hearing no comments, I will accept a motion.

McDaniel made a motion to approve P-22-22. Hadden seconded the motion. Motion carried unanimously.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

14. **C-17-22** – The application of John Good Jr., PCS Holdings LLC, for a Zoning Amendment to change the zoning classification from R-MD (Residential Medium Density) and B-1 (Business Office) to R-MD (Residential Medium Density) on a certain tract of land being 36.424 acres, more or less, located in Section 24, Township 18 North, Range 13 West, Bossier City, Louisiana for a proposed residential development. (Located on the south side of Highway 80, 0.25 miles west of Villaggio Boulevard) (City Council District 4) (Police Jury District 8)

John Good was present.

Good: When I built the apartments I built a conference center. We reached out a little further because we thought there was a hotel coming in but there isn't. We just need to put it back to match the zoning for the rest of the property.

Schuldt: I think the biggest question would be the ACUZ, the flight path for the B-52's and the decibel levels out there. Are there any plans on the plats or in the covenants to let future homeowners know that this a noise sensitive area?

Good: I haven't thought about it.

McDaniel: We are just protecting the homeowners. We would suggest that you put something on the plat that this is built in a sound sensitive area or the ACUZ area.

Schuldt: We have run into this too. It could be difficult for a homeowner to get an FHA loan without them having to commit....

Good: Is this the same language that you would require any other new subdivision that are being put in?

Beaty: If they are in that designated area.

Schuldt: It may simply be a note on the plat.

Good: As long as I am in the same category as the others I would agree to that.

Schuldt: This was just flagged because the decibel level is so high.

Good: I've been out there and it is nowhere near what comes around in Stonebridge. At Villagio, it's not bad at all. I will do whatever I need to do.

Schuldt: Carlotta is out of town at a conference but I would recommend that between now and the public hearing you get with her on some language that could be included in your covenants or a notation on the plat.

Good: I would be willing to put it on the covenants.

Schuldt: I'm sure you have water and sewer all worked out. The lake, will that be used as a part of your retention area?

Good: Yes. We have done all of the hydrology, met with Eric, Levy Board maintenance, overflow structures. We had all that to begin with so this would just be an expansion of that. We want this to be architecturally pleasing. We want the lots to be sellable.

Schuldt: This is just a preliminary hearing but if there is anyone here that wants to come forward and speak, please do so. Hearing no comments, I will accept a motion.

Erwin: Just for your benefit and for the minutes, we are talking about AUCUZ zoning.

Good: I think it is a good idea. It should be put in every plat in Bossier City.

Hadden made a motion to approve C-17-22 for a public hearing. Beaty seconded the motion. Motion carried unanimously.

15. **C-19-22** – The application of Brendon Lee, Four Wheel Solutions, for a Zoning Amendment to change the zoning classification from B-2 (Limited Business) to B-3 (General Business) on a certain tract of land being 0.33 acres, more or less, located at 1815 , 1817, and 1819 Airline Drive, Bossier City, Louisiana for a proposed used car lot. (City Council District 3) (Police Jury District 9)

Brendon Lee was present.

Schuldt: Has the staff talked to you about the compatibility buffer requirements you will need to put on the west side and the south side of the property?

Lee: No.

McDaniel: Another question is, do you own the lot outside of this on the west side and any of the other properties in and around this area?

Lee: We own the north and south parcels that are on the corner. My mother owns a residential parcel to the west.

McDaniel: On the west side, behind that building, your mother owns that lot?

Schuldt: You would need a 25' landscape buffer or a 6' block wall to separate your commercial business from the residents.

Lee: I will get with Carlotta on what I need exactly.

Schuldt: Any other questions? Anyone in audience have questions? I will accept a motion.

McDaniel made a motion to approve C-19-22 for public hearing. Fine seconded the motion. Motion carried unanimously.

16. **P-21-22** – The application of Ryan Estess, Raley and Associates, for a Zoning Amendment to change the zoning classification from R-A (Residential Agriculture) to R-LD (Residential Low Density) on two certain tracts of land, being 100 acres, more or less, located in Section 35, Township 19 North, Range 12 West, Bossier Parish, Louisiana. (Police Jury District 4)

Ryan Estess was present.

Schuldt: Can you talk about the plan for sewer?

Estess: We met with the parish in Carlotta's office a month ago. They have purchased a tract across Winnfield Rd. for a lift station sewer site.

Hudson: That section is not currently in design. We are in the process of bringing sewer down Bellevue. It will be 12 to 18 months before sewer is at the corner of Winnfield and Bellevue. If this development moves forward and we don't put sewer down Winnfield at a proposed location in this phase then they will have to pump all the way down Winnfield Road to Bellevue. I cannot tell you when or if we will do the piece on Winnfield.

Schuldt: Is the existing gravity line adequate?

Hudson: It will be down the road but the lift stations aren't active yet. It won't be ready to go for a least a year.

Estess: We are aware that there is no sewer currently in front of the site but there are plans for sewer in the future. I would say that at this point, that will not hamper any plans. We have no plat yet for this anyway. I've contacted Village Water and they have a water line in front of the road but there may be a potential upgrade needed. Right now, I am just asking for the zoning.

Hudson: They are in the process now doing a traffic study to see what improvements would be needed on Winnfield.

Schuldt: The traffic study would show.... right now there is no ingress or egress lanes off of Winnfield Road. Are you saying there could be?

Estess: The traffic study will dictate that. We will follow that study.

Schuldt: What I am hearing is that this is all doable. It is just a matter of time.

Estess: We are just asking for zoning today.

McDaniel: Just looking at it, it is pretty mass density. If there is potential to put some green space or a few amenities in there, it would be nice to do that.

Schuldt: Any comments or questions from the audience? Hearing none I will entertain a motion.

Hadden made a motion to approve P-21-22 for public hearing. McDaniel seconded the motion. Motion carried unanimously.

G. APPROVE MINUTES

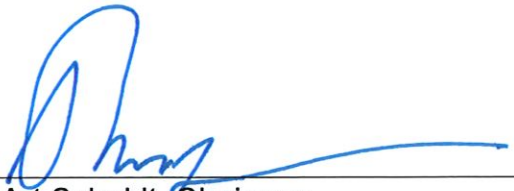
Hadden made a motion to approve the minutes from March 14, 2022. Fine seconded the motion. Motion carried unanimously.

H. **OLD/NEW BUSINESS**

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

J. **ADJOURN**

Meeting adjourned at 3:19 pm.



Art Schuldt, Chairman