



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, May 10, 2021

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

MEMBERS PRESENT:

Travis Beatty
H B Brual
James Fine
Dave Hadden
Mark Montgomery
Donnie McDaniel

MEMBERS ABSENT:

Art Schuldt

OTHERS PRESENT:

Carlotta Askew-Brown,
Daniel Besinaiz,
Jayme Gilmour
Jeff Raley
Matt Abrams
Mike Anderson
William Bradford
Donnie Barker
Doug Efferson
Rob Rollins
Steven & Laurie Crawford
Tristan Larson
Holland Miciotto

A. CALL TO ORDER

Dave Hadden, Chairman, called the meeting to order at 2:00pm. Travis Beatty 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

H B Brual asked that item P-19-21 be added to the agenda under public hearings.

Travis Beatty made a motion to approve the agenda as amended. Fine seconded the motion. Motion carried unanimously.

D. PUBLIC HEARING/ACTION

2. C-12-21 – The application of Jeff Raley, Raley and Associates, for a Zoning Amendment to change the zoning classification of a tract of land from B-2 (Limited Business) to B-3 (General Business) being .54 acres more or less, located at 2250 Benton Road, Bossier City, Louisiana for an existing auto repair business. (City Council District 5) (Police Jury District 7)

Jeff Raley was present to answer questions from the Commission.

Montgomery made a motion to approve C-12-21. Fine seconded the motion. Motion carried unanimously.

3. **P-10-21** – The application of Matt Abrams, Abrams Architecture and Design, for a Zoning Amendment to change the zoning classification from R-A (Residential Agriculture) and R-LD (Residential Low Density) to B-1 (Business Office) on a certain tract of land being 22.45 acres, more or less, located in the northwest quarter of Section 32, Township 19 North, Range 13 West, Bossier Parish, Louisiana for a proposed commercial development. (located on the southeast corner of Benton Rd. and Vanceville Rd.) (Police Jury District 6)

Matt Abrams was present to answer questions from the Commission.

Travis Beatty made a motion to approve P-10-21.

McDaniel 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)

Mike Anderson was present to answer questions from the Commission.

Brual made a motion to approve P-72-20. Fine seconded the motion. Motion carried unanimously.

5. **C-19-21** – The application of QuikTrip Corporation for a Conditional Use Approval for the sale of low content alcohol for off premise consumption at a convenience store located at 4344 East Texas Street, Bossier City, Louisiana. (City Council District 4) (Police Jury District 7)

William Bradford was present.

Brual made a motion to approve C-19-21. Travis Beatty seconded the motion. Motion carried unanimously.

6. **P-16-21** – The application of Ed Gaiennie, LP Development, LLC, for a Conditional Use Approval to amend the master plan for Legacy Subdivision, Bossier Parish, Louisiana. (Police Jury District 5)

Donnie Barker was present to answer questions from the Commission. Doug Efferson was present to address the Commission. Efferson requested that a sidewalk or walking trail be put in adjacent to the lake and parallel to Sawgrass Parkway.

Brual made a motion to approve P-16-21 with the condition that during the application for the plat for Edgewater Pass, the developer will present plans for a sidewalk or walking trail adjacent to the lake and parallel to Sawgrass Parkway. McDaniel seconded the motion. Motion carried unanimously.

7. **P-15-21** – The application of Ed Gaiennie, LP Development, LLC, for a Preliminary Plat, Waterford Lake Unit 2, being 4.794 acres, more or less, located in Section 22, Township 19 North, Range 13 West, Bossier Parish, Louisiana (located north of the dead end of Legacy Elementary Drive) (Police Jury District 5)

Donnie Barker was present to answer questions from the Commission.

Brual made a motion to approve P-15-21. Travis Beatty seconded the motion. Motion carried unanimously.

8. **C-15-21** – The application of Ed Gaiennie, TPBC, LLC, for a Conditional Use Approval to amend the master plan for The Preserve Phase 2 Subdivision, Bossier City, Louisiana. (City Council District 1) (Police Jury District 12)

Rob Rollins was present to answer questions from the Commission.

McDaniel made a motion to approve C-15-21. Travis Beatty seconded the motion. Motion carried unanimously.

9. **C-16-21** – The application of Ed Gaiennie, TPBC, LLC for a Preliminary Plat, Retreat at the Preserve Unit 9, Planned Unit Development, being 5.851 acres, more or less, located in Section 24, Township 17 North, Range 13 West, Bossier Parish, Louisiana. (City Council District 1) (Police Jury District 12)

Rob Rollins was present to answer questions from the Commission. Ken Prim was present to address the Commission.

McDaniel made a motion to approve C-16-21. Travis Beatty seconded the motion. Motion carried unanimously.

10. **P-11-21** – The application of the Bossier City-Parish Metropolitan Planning commission to review and approve the Alcohol Density Conditional Use Overlay District. (Police Jury District 2)

Carlotta Askew Brown was present to answer questions from the Commission.

McDaniel made a motion to approve P-11-21. Travis Beatty seconded the motion. Motion carried unanimously.

11. **P-19-21** - The application of Steven Crawford, Crawford Farms, for a Temporary Use Approval for outdoor vegetable sales located at 4809 Benton Rd., Bossier City, Louisiana.

Steven and Lori Crawford were present to answer questions from the Commission.

McDaniel made a motion to approve P-19-21 granting temporary use beginning May 10, 2021 and ending May 10, 2022. Montgomery seconded the motion. Motion carried unanimously.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

Carlotta Askew-Brown stated for the record that James Fine had left the meeting.

12. **P-14-21** – The application of Brandon Ray, Ray Property Investments, Inc. for a Zoning Amendment to change to zoning classification of a certain tract of land from R-A (Residential Agriculture) to B-3 (General Business) being 2.47 acres, more or less, located at 4900 Benton Road, Bossier City, Louisiana for a proposed retail development. (Police Jury District 5)

Tristan Larson was present to answer questions from the Commission.

McDaniel made a motion to approve P-14-21 for public hearing. Montgomery seconded the motion. Motion carried unanimously.

13. **C-18-21** – The application of Richard Thornton, Thornton's Blackwater Coffee Liqueur, LLC, for a Zoning Amendment to change the zoning classification from I-1 (Light Industrial) to I-2 (Heavy Industrial) on a 1.8 acre tract of land, more or less, Meadowlark Subdivision, Lot 33, Bossier City, Louisiana for a manufacturer of blended liqueur for production and wholesale. (City Council District 4) (Police Jury District 7)

Holland Micciotto was present to answer questions from the Commission.

Travis Beatty made a motion to approve C-18-21 for public hearing. McDaniel seconded the motion. Motion carried unanimously.

14. **C-20-21/P-17-21** – The application of the Bossier City – Parish Metropolitan Planning Commission to revise the Unified Development Code, Conditional Use regulation, Article 3.3.2.H in reference to the expiration of alcohol sales.

Carlotta Askew-Brown was present to answer questions from the Commission.

Montgomery made a motion to approve C-20-21 and P-17-21 for public hearing. McDaniel seconded the motion. Motion carried unanimously.

G. APPROVE MINUTES

Montgomery made a motion to approve the minutes from April 12, 2021. Beatty seconded the motion. Motion carried unanimously.

H. OLD/NEW BUSINESS

Carlotta Askew-Brown commended Daniel Besinaiz for his participation and virtual presentation at the National American Planning Association Conference.

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN



Dave Hadden, Chairman