



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, June 13, 2022
City Council Chambers, Bossier City Hall
620 Benton Road, Bossier City, Louisiana

MEMBERS PRESENT:

James Fine
Donnie McDaniel
Art Schuldt
Travis Beaty

OTHERS PRESENT:

Carlotta Askew-Brown
Carolina Blunck
Jayme Gilmour
Brendon Lee
John Good

Charlie Coyle
Emily West
Geoff Perego
Jacob Watkins
Michael Kelsch
Matt Abrams
Mark Logan

MEMBERS ABSENT:

H B Brual
Dave Hadden
Mark Montgomery

Patti Morgan
Eric Hudson
Clinton Patrick
Pornchai Sasttayacoluhcul

A. CALL TO ORDER

Art Schuldt, Chairman, called the meeting to order at 2:00 pm. Donnie McDaniel gave the invocation. Travis Beaty led the pledge of allegiance.

B. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

C. APPROVE AGENDA

McDaniel made a motion to approve the agenda as submitted. Beaty seconded the motion. Motion carried unanimously.

D. PUBLIC HEARING/ACTION

2. **P-25-22** –The application of East Highland Mobile Home Park for a Zoning Amendment to change the zoning classification of a certain tract of land being 20.84 acres, more or less, from B-3 (General Business) to R-MHP (Residential Manufactured Housing Park) located at 952 Ferndale Boulevard, Haughton, Louisiana for an existing mobile home park. (Police Jury District 8)

The applicant was not present.

Beaty made a motion to delay the application until the end of the meeting. Fine seconded the motion. Motion carried unanimously.

3. **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 0.883 acres, more or less, located at 1815, 1817, 1819, and 1825 Airline Drive, Bossier City, Louisiana for a used auto sales. (City Council District 3) (Police Jury District 9)

Brenden Lee was present.

Schuldt: I think that you are aware that a portion of the property would require the landscape buffer.

Lee: We discussed that at the last meeting... with the masonry wall being there...

Schuldt: The masonry wall is fine.

Lee: Would it be the west side?

Schuldt: The lower west side.

Lee: The concrete barrier runs west from Airline Drive to the western border that runs north and south. Then it runs north about 80% of the way towards Old Minden.

Schuldt: It is not a large portion. Is that about 100 feet that would require that buffer?

Askew-Brown: Correct

Lee: So basically where the wall stops to the sidewalk?

Schuldt: Yes. If you have any questions, you can get with the staff.

Schuldt called for public comments. Hearing no other comments, Schuldt called for a motion.

Beaty made a motion to approve C-19-22. Fine seconded the motion. Motion carried unanimously.

4. **C-18-22** – The application of John Good Jr., PCS Holdings, LLC, requesting a Conditional Use Approval for A Master Development Plan, The Cove at the Villaggio, 36.435 acres, more or less, located in Section 24, Township 18 North, Range 13 West, Bossier City, Louisiana. (south of the Villaggio; a mixed use development) (City Council District 4) (Police Jury District 8)

John Good was present.

Schuldt: I understand you will be developing this all in one phase.

Good: Yes.

Schuldt: I don't think we had any concerns.

Schuldt called for public comments. Hearing no other comments, Schuldt called for a motion.

McDaniel made a motion to approve C-18-22. Fine seconded the motion. Motion carried unanimously.

5. **C-29-22** The application of John Good for a Preliminary Plat, The Cove at the Villaggio, being a Planned Unit Development, also being 36.435 acres, more or less, located in Section 24, Township 18 North, Range 13, West, Bossier City, Louisiana. (south of the Villaggio; a mixed use development) (City Council District 4) (Police Jury District 8)

John Good was present to address the Commission.

Schuldt: Are there any comments?

Askew-Brown: I spoke with Desi Sprawls this morning and he stated SWEPCO is redesigning the layout so that the utilities will be on the side and in the rear.

Good: Mr. Sprawls designed that and we thought it was fine but they are taking care of that now.

Schuldt called for public comments. Hearing no other comments, Schuldt called for a motion.

Beaty made a motion to approve C-29-22. Fine seconded the motion. Motion carried unanimously.

6. **P-23-22** – The application of Ryan Estess, Raley & Associates, for a Zoning Amendment to change the zoning classification of a certain tract of land being 4.5 acres, more or less, from R-A (Residential Agriculture) to B-1 (Business Office) located in Section 33, Township 19 North, Range 13 West, Bossier Parish, Louisiana for a proposed office park. (Located in the southeast corner of Wemple Road and Old Brownlee Road) (Police Jury District 6)

Michael Kesich was present to answer questions.

Schuldt: I think the Levy Board easement is pretty self-explanatory. You just have the two ingress and egress... is there anything else that you are waiting on?

Kesich: I would have to get with Ryan on that. If there is, I'm sure we can take care of it. It has to go to the Police Jury we can look into before that.

Schuldt: Everything else looks good as far as a landscape buffer and parking. This is a public hearing if there is anybody wishing to speak for or against this application.

Patti Morgan was present to address the Commission.

Morgan: I am a resident of Crossing on the Wemple. My home backs up to this property with the street and the bayou between us. I am wondering if there

has been any traffic surveys done? I am not against progress. I am just concerned about the increased traffic, especially when school is in and because the street is not one where you can put a traffic light or a four way stop.

Schuldt: I think because it is B-1 only, that is the least amount of impact. I don't believe a traffic study was required. If this was a B-2 or a B-3 zoning, it may require a traffic study.

Hearing no other comments, Schuldt called for a motion.

Beaty made a motion to approve P-23-22. McDaniel seconded the motion. Motion carried unanimously.

7. P-28-22 – The application of Ryan Estess, Raley & Associates, for a Minor Plat, Robella Office Park, 4.5 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 any questions.

Eric Hudson was present to address the Commission. Clinton Patrick was present to address the Commission.

Hudson: I just wanted to point out that although we are not opposed to this development, we were going to work with this landowner. We talked to Ryan a little bit about making some amendments to this plat. We have some right-of-way issues out there. There are some configurations that we need to get changed and I figured with this complex coming this would be a good opportunity. We have had some studies done. We need some left and right turn lanes on Wemple Road. Before we approve this development, I just wanted to let you know that we need to work with this landowner with this plat to get some right of way on these corners. We have some sight distance issues we are working with. We have talked to the city because it is in a strange area. Part of that road is parish jurisdiction and part of it is city jurisdiction. We have been trying to work with everybody but we have not been back to the table with this landowner. Their engineer tells me that they feel he is agreeable because it is beneficial to his development.

McDaniel: Will you be handling that at the parish level then?

Hearing no other Public Comments, Schuldt called for a motion.

Hudson: We can. That is not a problem. I just wanted it on record today that this plat you will be approving is going to change.

Schuldt: Are you looking for turn lanes on the Old Brownlee entrance?

Hudson: No, it would be on Wemple. We may look into doing some round-a-bout configurations in that area. There are some power poles that need to be moved. We have talked about doing some in parking lot detention. It will have

to be a coordinated effort between us and the city since we both have jurisdiction in that area.

Schuldt: The detention that they are showing is within that levy board easement. Is that allowed?

Hudson: I don't know. I haven't seen that either. They may not allow it. Of course, the road is in the easement too so I can't imagine... but they may. That is part of the reason. We need the right-of-way and I think we can work some stuff out there.

Schuldt: It looks like there is ample open site area if there needed to be some retention behind the buildings.

Hudson: We could do it in the parking lot, too.

Beaty: Is the city going to do the turn lane or round-about?

Hudson: We haven't gotten that far. I need road right-of-way before we do it. I didn't want this plat... I just wanted you to know of these things.

Patrick: The city commissioned to have a traffic study done at that intersection and has what's warranted for improvements at that intersection whether it be a turn lane or a higher level service with some sort of round-about. It is a very hot intersection right now.

Schuldt: Regardless of whether this goes or not, you are saying the traffic is there on Wemple and Old Brownlee to warrant the round-about.

Patrick: Correct.

Hudson: I also wanted to point out that it will have to be city water and sewer. There is no parish sewer there for them to tie into.

Schuldt: I am wondering if we should delay this application until some of these issues can be worked out.

Kelsch: These are all parish issues and we can work those out with the parish. I am asking for approval contingent upon working out the issues with the parish. We would ask that you approve this contingent upon us getting with the parish and working those things out.

Hudson: We still have a setback issue to resolve.

Askew-Brown: The plat shows 45 feet and I think you requested 50.

Kelsch: We were hoping to be able to work it out at the parish level. He did not want to give up the 5 feet and make it 50 because it would set a precedence on Old Brownlee. For this office we could probably make it work

but we will have some residential south of there and we just didn't want to set that precedence on Old Brownlee.

Schuldt: When would this go to the parish?

Hudson: It won't go on until July. Then it would be 30 days after that.

McDaniel: I feel more comfortable at this time if we could just delay this until next month.

Beaty: I have a problem with purposely submitting an incomplete application and then forcing the parish to deal with it. I prefer to delay it.

Kelsch: I ask that this be delayed until next month.

McDaniel made a motion to delay P-28-22 until the July MPC Meeting. Beat seconded the motion. Motion carried unanimously.

8. **P-29-22** – The application of Thomas and Lauren Moore for an Amended Plat, Willow Chute Estates Unit No. 1, 3.063 acres, more or less, located in Section 27, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5 and Police Jury District 6)

Charlie Coyle was present to answer questions from the Commission.

Coyle: This plat was originally approved 6 lot subdivision by Mark Roberts and Thomas Moore bought all six lots plus some un-platted property on the north side of the bayou. He sold three of the lots to one person and so they want to take those 3 lots and combine into 1 lot so they can build a home. They want to take the other three lots and convert it back to un-platted property.

Emily West was present to address the Commission.

West: I am partial owner and executor of the other part of the corner lot that is coming down Wemple. I would just like to know where all of this is and what is planned for it. I've heard rumors that they want to put in apartment house.

Schuldt: We have not heard that.

West: Is the plan eventually to have that annexed into the city? The whole area is changing and things are being built. We are at the end of a dead end. People raise cattle there. It's vacant. I am interested in know what is the reason for this letter that I got.

Inaudible conversation.

West: You are just wanting to put a house there?

Coyle: Yes.

Hearing no other Public Comments, Schuldt called for a motion.

McDaniel made a motion to approve P-29-22. Beat seconded the motion. Motion carried unanimously.

9. **C-30-22** – The application of Stephen Bullock, Iron Oak Services, for a Conditional Use Approval for an Architectural Review located at 5700 Commerce Drive, Bossier City, Louisiana. (City Council District 4) (Police Jury 5)

Geoff Perego was present.

Perego: I am here representing the applicant. We are asking for a conditional use permit based on the masonry requirement. We are a little short on the masonry.

Schuldt: I don't think we will have a problem with this. It all looks good.

Schuldt called for public comments. Hearing no other Public Comments, Schuldt called for a motion.

McDaniel made a motion to approve C-30-22. Fine seconded the motion. Motion carried unanimously.

10. **C-31-22** – The application of Jacob Watkins, Watkins Investments, requesting a Conditional Use Approval for an Architectural Review located at 1041 Chinaberry Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Jacob Watkins was present to answer questions.

Schuldt: You are trying to mix some metal panels with the masonry?

Watkins: We are wanting to use the horizontal panels.

Schuldt: The renderings we are looking at is what the building will look like?

Watkins: Yes.

Schuldt called for public comments. Hearing no other public comments, Schuldt called for a motion.

McDaniel made a motion to approve C-31-22. Beat seconded the motion. Motion carried unanimously.

11. **C-32-22** – The application of Pornchai Sattayacoluhacul, Zaap Thai LLC, for a Conditional Use Approval for the sale of high and low content alcohol for on premise consumption at a restaurant, Zaap Thai, located at 3244 Barksdale Boulevard, Bossier City, Louisiana. (City Council District 3) (Police Jury District 11)

Pornchai Sattayacoluhacul was present.

Schuldt: We looked this over. The location is fine. There is no impact on the neighborhoods.

Schuldt called for public comments. Hearing no other public comments, Schuldt called for a motion.

Beaty made a motion to approve C-32-22. Fine seconded the motion. Motion carried unanimously.

12. **P-31-22** – The application of Matt Abrams, Abrams Architecture and Design, for Planned Unit Development, 3.2 acres more or less, located in Section 16, Township 18 North, Range 12 West, Bossier Parish, Louisiana. (Police Jury District 2)

Matt Abrams was present to answer questions.

Schuldt: It looks like you are taking some existing buildings and will be replacing some out there on Hwy. 80. Is your overall plan to just maintain a commercial development?

Abrams: Yes. We are going to demo the building on the west side of the site and leaving the ones in the middle. We may put in a new restaurant down the road.

McDaniel: I think you are aware of the unresolved issues, getting DOT and following all their guidelines.

Abrams: Yes. Kurt Nixon has been working with them to get that straightened out. We will definitely work with them and take care of what we need to do.

Schuldt: The second phase will be, hopefully, a new restaurant?

Abrams: Correct. That is down the road.

Beaty: So the existing building the east side, will that be a remodel or a tear down?

Abrams: We are talking about doing a remodel. I have advised the owner that a tear down would probably be better.

Schuldt called for public comments.

Eric Hudson was present to address the Commission.

Hudson: The building in the middle, it was brought to my attention that it has had some flooding in the past. I am not sure why. I know you are re-doing it. I don't know what the drainage issue was there. Also, I want to make sure that whatever you are pumping to, we have the right sewer size coming in. I think

there is a line already across but I think he may have to bore another line. There is an existing treatment plant that has to be removed. Those were my only issues. I just wanted Matt to know about the drainage problem. The detention is in the state Right-of-way so they will handle the detention.

McDaniel: There is a detention area in the front up there on the north west side of the property in front of the 17400 square foot building you're adding. You show a detention area in the front of that building.

Hudson: That's fine. The state will dictate the drainage. We will make sure they have it. I just wanted to point those things out.

Hearing no other comments, Schuldt called for a motion.

McDaniel made a motion to approve P-31-22 contingent upon the applicant meeting the requirements of the state and parish for drainage and detention and right-of-way to Highway 80. Beat seconded the motion. Motion carried unanimously.

13. Recall Item #1

P-25-22 – The application of East Highland Mobile Home Park for a Zoning Amendment to change the zoning classification of a certain tract of land being 20.84 acres, more or less, from B-3 (General Business) to R-MHP (Residential Manufactured Housing Park) located at 952 Ferndale Boulevard, Haughton, Louisiana for an existing mobile home park. (Police Jury District 8) Recall Item #1

Mark Logan was present.

Logan: I am here representing East Highland Mobile Home Park.

Schuldt: It looks like you are just rezoning to bring it all under the same zoning.

Logan: It has been there for a long time. We didn't have zoning at the time.

Schuldt called for public comments. Hearing no comments, Schuldt asked for a motion.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

G. APPROVE MINUTES

Fine made a motion to approve the minutes from May 9, 2022. McDaniel seconded the motion. Motion carried unanimously.

H. OLD/NEW BUSINESS

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

Askew-Brown stated that the Barksdale Redevelopment District Committee met on June 9 to discuss the status of the short term projects. Askew-Brown indicated that those short term projects have been completed as of March but there are just a few punch list items that need to be addressed. Askew-Brown stated that the midterm projects would be getting started soon. Funding has been appropriated for those and the design phase for those projects should be underway shortly. Askew-Brown indicated that the committee will meet again in October, 2022.

16. Askew-Brown stated that as of June 6, 2022, the MPC has moved to a new workflow system called Tyler Technology. It's a new permitting, code enforcement and planning and zoning software that will allow the end user view their applications on line, check the status of their applications on line, and be able to upload those applications on line.

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN

Meeting adjourned at 2:42 p.m.



Art Schuldt, Chairman