



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, July 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:

Carlotta Askew-Brown, Executive Director
Jayme Gilmour
Carolina Blunck, MPC Assistant Planner
Matt Abrams
Jin Kwon
Ryan Estess
Sandra Hayward
Richard Roberts
Todd Littleton
Carl Roussel
Neil Erwin

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. Dave Hadden led the pledge of allegiance.

B. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

C. APPROVE AGENDA

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

D. PUBLIC HEARING/ACTION

2. P-LAND-000007-2022– The application of Matt Abrams, Abrams Architecture, requesting Conditional Use Approval for an architectural review located at 2240 Vanceville Road, Bossier City, Louisiana. (Police Jury District 5) (Police Jury District 6)

Matt Abrams was present.

Abrams: We originally designed the project with black brick and lap siding. We value engineered it to get it in budget. Instead of painting black brick they painted white. We are asking to keep the building as white brick.

Schuldt: What happened to the front canopy?

Abrams: That was taken out during the value engineering as well.

Schuldt: That changed the architectural features that were approved originally. I believe we have a couple of requests of you.

Askew Brown: After speaking to our Zoning Administrator, he says they are short 31 shrubs.

Schudt: The building facade is one. The second would be the landscaping. The third item would be a hard surface where gravel was installed.

Hadden: What will that be used for in the back?

Abrams: I am not sure. I was not told about it.

Askew-Brown: Based on our own investigation, it seems they are using it as parking. Gravel for parking is not allowed.

McDaniel: The hard surface is required. It is not an option. The landscaping requirements are not an option. There's some hardships here. It seems that with all these major changes it would have been better to address those earlier.

Abrams: The only thing we were dealing with on our end was just to value engineer the exterior of the building. The project went three months down the road before they decided to do anything. We redesigned it and I just did not think to resubmit it. We never intended to do any of the landscaping or paving. If some things are wrong there, we can make sure they fix it.

Schuldt: The big item is probably the omission of that front canopy. The previous renderings had two different schemes for a front canopy. I think we'd like to see that canopy put back in place.

Fine: Those are the three things that need to be addressed: the canopy, the gravel and the landscaping.

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

McDaniel made a motion to approve P-LAND-000007-2022 allowing the paint color of the exterior to remain white with the following conditions:

- gravel rock be replaced by hard surface parking
- All landscaping must comply with Unified Development Code
- Add front awning depicted in the original building renderings

Hadden seconded the motion. Motion carried unanimously.

3. **C-ALC-000001-2022** – The application of Jin K. Kwon, King David Kwon LLC, for a Conditional Use Approval for the sale of high and low content alcohol for on premise consumption at a restaurant, Spicy Bowl Sushi and Grill, located at

3416 Barksdale Boulevard, Bossier City, Louisiana. (City Council District 3)
(Police Jury District 11)

Jin Kwon was present.

Kwon: My restaurant is located at 3416 Barksdale Boulevard.

Askew-Brown: This meets the requirement to be 300' away from schools, churches or parks.

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

Beaty made a motion to approve C-ALC-000001-2022. Fine seconded the motion. Motion carried unanimously.

4. **C-PUD-000006-2022** - The application of Todd Littleton, Precision Builders, Inc., for a Planned Unit Development, 5.7 acres, more or less, located in Section 5, Township 18 North, Range 13 West, Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

The applicant was not present.

Hadden made a motion to delay C-PUD-000006-2022 until the end of the meeting. Beaty seconded the motion. Motion carried unanimously.

5. **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)

Ryan Estess was present.

Estess: We are doing a plat. I have had conversations with the city and the parish with regards to improvements at the intersection of Wemple Road and Brownlee Road that are needed now even before this development goes forward. In doing such, they will most likely have to have additional right-of-way. The game plan at this point is to do a round-about but it is very preliminary in nature. I've been basing a right of way donation that I've gotten with both Eric and Clinton, the highlighted yellow part. I am guessing that what they are saying they need but it is so preliminary that they might need additional.

Schuldt: 10' feet on Brownlee, 15' on...

Estess: 10' on Wemple and a 15' curved portion on the intersection, they gave me 15' around the corner and then 10' on Wemple to relocate some storm drains. My client is willing to talk about donating that property to them for those improvements in conjunction with gaining full access on both Wemple Road

and Brownlee Road since the right of way will be into the detention basins that we have planned with some drainage relief. Both the city and the parish were open to that. I do not know if this is the right of way that they will eventually need. These right of way acquisitions plats are handled subsequently and not even a part of this platting process. We are trying to kill birds with one stone so that way the parish or the city doesn't have to come back and acquire that right of way. They could just do some sort of legal document that... that is the most information we have at this time. This may change. Eric agreed to handle this at the Police Jury level.

Schuldt: Since the last meeting, what we have learned from city engineering office in terms of the traffic recommendations is that the concerns are more not for this property. The concession is that this will not add to any traffic concerns that are there now. It would be how Mr. Oden develops his property to the north and how the property is developed to the south and the addition of the high school further to the south at Providence. Is that your understanding?

Estess: Yes. That is what we've gained. There are a lot of different parties involved.

McDaniel: You probably won't be able to do anything on that lot until all of this is ironed out because it is so fluid with how your whole layout would be, correct?

Estess: That is why I am hoping to work this out within the next two months. We still have a zoning hearing.

Schuldt: For us to consider this as a minor plat, assuming that it is approved, you would still be coming back to us for a final plat and planned building group approval. At that point, we will know exactly what your required donations of additional property are going to be and you will have all of the final calculations done on your storm drainage.

Estess: It is just really early in the design process.

Sandra Hayward was present.

Hayward: I live in the Crossing at Wemple. My concern continues to be how will this affect getting in and out of my neighborhood. It seems to me a roundabout would make it even more difficult on busy mornings. I am not opposed to it.

Schuldt: We did learn that traffic that would be exiting the school to the south will be required to continue to go south so that traffic will not be allowed to come north to that intersection.

Hayward: The main problem is in the morning when people are coming to school from Benton Road.

Schuldt: It is not a 90 degree intersection. It is at an angle. I think the engineers are thinking that a round about is the best solution for those four roads that come together like that. As Ryan said, it is still being reviewed.

Schuldt called for public comments. Hearing none, Schuldt called for a motion.

Beaty made a motion to approve P-28-22. Hadden seconded the motion. Motion carried unanimously.

6. **C-PUD-000009-2022** - The application of Richard Roberts, JATC Inc., for a Planned Unit Development, 4.8 acres, more or less, located in Section 28, Township 18 North, Range 13 West, 1013B Gould Drive, Bossier City, Louisiana. (City Council District 3) (Police Jury District 9)

Richard Roberts was present.

Roberts: We are wanting to put a multi-purpose in so we can have our hands on training and setup stations in this building for our apprentices.

Schuldt called for public comments. Hearing none, Schuldt called for a motion.

Hadden made a motion to approve C-PUD-000009-2022. Fine seconded the motion. Motion carried unanimously.

7. **P-LAND-000019-2022** - The application of Matt Abrams, Abrams Architecture and Design, for Conditional Use Approval for a religious institution, Covenant Church, being 2.83 acres, more or less, located in Section 29, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Located on the east side of Benton Road just south of Courtney Lane) (Police Jury District 5)

Matt Abrams was present.

Abrams: We are wanting to put an 8000 sq. ft. church on this piece of property that is currently zoned residential. We are asking for a conditional use.

Schuldt: What can you tell us about the building behind this property and how it is accessed?

Abrams: We have talked to DOTD about how to get access back there. Right now what we are doing is adding a drive that goes all the way across so that it stops at the back of the property line right there to give them access.

McDaniel: So you are going to put it on your property?

Abrams: Yes, at this point.

McDaniel: The levy board has easements all through and so we are just making sure that you are aware.

Abrams: We were thinking about trying to run through that levy board. I was talking to Nixon Engineering this morning and he thought it might be possible to do that but we would have to ask for all kinds of variances and special exceptions and it would be just easier to just stay on the property.

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

Beaty made a motion to approve P-LAND-000019-2022. Fine seconded the motion. Motion carried unanimously.

8. Recall item #4

C-PUD-000006-2022 - The application of Todd Littleton, Precision Builders, Inc., for a Planned Unit Development, 5.7 acres, more or less, located in Section 5, Township 18 North, Range 13 West, Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Todd Littleton was present.

Littleton: We are looking to put two buildings, another thrift shop for Christ Fit, on the same lot. We are asking for permission to do that.

Schuldt: Carlotta, were there some comments on the architectural side of this?

Askew-Brown: Yes. The west elevation did not quite meet. As it stands today, because you cannot quite see it from the street, we are ok with the elevations.

McDaniel: The other thing that you are already aware of is the Swepco....

Littleton: We have four parking spots on that easement. I think we are just going to go ahead and relocate those. We have plenty of room to do that.

Askew-Brown: If you do relocate those, we will need a new site plan submitted to the permit office.

Schuldt called for public comments. Hearing none, Schuldt called for a motion.

Beaty made a motion to approve C-PUD-000006-2022. Hadden seconded the motion. Motion carried unanimously.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

9. **C-ZON-000013-2022** - The application of Carl Roussel for a Zoning Amendment to change the zoning classification from B-3 (General Business) to R-LD (Residential Low Density) on a certain tract of land being 0.2518 acres, more or less, located at 910 Hamilton Road, Bossier City, Louisiana. (City Council District 5) (Police Jury District 9)

Carl Roussel was present.

Roussel: We are just wanting to move a house on this lot.

As there were no comments, Schuldt called for a motion.

Hadden made a motion to approve C-ZON-000013-2022 for public hearing. Fine seconded the motion. Motion carried unanimously.

10. Approval of June 13, 2022 minutes.

Fine made a motion to approve the minutes from June 13, 2022. Beaty seconded the motion. Motion carried unanimously.

G. APPROVE MINUTES

H. OLD/NEW BUSINESS

Carlotta Askew Brown was present.

Askew-Brown stated that the MPC met with the Bossier Chamber of Commerce and with META, and they chose our community to help with resilience and disaster relief and with our social media. Askew-Brown stated that we are wanting to update our social media platform so people have a way to reach out if they need to.

Askew-Brown indicated that the MPC hosted a Planning Commissioner training on Saturday, July 9, 2022. There were about 25 attendees. Askew-Brown said that there are about 6 members that still need training and that Neil Erwin Law has agreed to help us with that in the next month or two.

Askew-Brown stated that she is the new chairman of NLCOG and will keep the board posted on the new events that are happening. Askew-Brown stated that all governing entities have signed a memorandum of understanding with regards to the maintenance of the Jimmie Davis Bridge which will be a linear park at some point. Askew-Brown stated that the State DOT and the cultural department are working on a CEA to figure out the ownership of the park. It will not go to the city. It will go to the State Park system.

Askew-Brown indicated that the MPC has had increase in violations and court cases. Several have resulted in jail time. With that, comes some angry visitors. Askew-Brown stated that the MPC has asked the city to give us some additional security to our office.

Askew-Brown stated that it is time to do a new Comprehensive Plan and the MPC will start collecting RFPs to start that process.

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN

Meeting adjourned at 2:34 p.m.



Art Schuldt, Chairman