



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, July 12, 2021

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

MEMBERS PRESENT:

Travis Beaty
James Fine
Dave Hadden
Donnie McDaniel
Art Schuldt

OTHERS PRESENT:

Carlotta Askew-Brown,
Daniel Besinaiz,
Jayme Gilmour
Richard Thornton
Ryan Estess
Ivy Russell
Doug Efferson
Joan Marshall
Jennifer Elkins
Sandra Lee
Maria Orellana

MEMBERS ABSENT:

A. CALL TO ORDER

Dave Hadden, Chairman, called the meeting to order at 2:00p.m. Travis Beaty gave the invocation. James Fine led the pledge of allegiance.

B. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

C. APPROVE AGENDA

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

D. PUBLIC HEARING/ACTION

2. **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)

Richard Thornton was present to answer questions from the Commission.

Thornton: I thought my attorneys were going to be here to help represent me but I guess it is just me.

Hadden: That's ok. So you are wanting to change the zoning from I-1, Light Industrial to I-2, Heavy Industrial? We know what your project is about. Board members, do you have any questions? This is a public forum. Is there anyone here who wishes to express concerns about this particular project?

Schuldt: Let me just ask one question. I assume this will require Department of Health approval?

Thornton: Yes sir, it will. I've talked with them in the past but not recently pending rezoning. They have been to my building and looked at it and they have given it a thumbs up.

Hadden: Carlotta, will this case come back (not the zoning) but will this case come back to us again or after this point he is clear to proceed?

Askew-Brown: He will go to the City Council for final approval.

Hadden: Ok. Not hearing any questions from the audience could I have a motion?

Schuldt made a motion to approve C-18-21. McDaniel seconded the motion. Motion carried unanimously.

3. **C-27-21** – The application of Maria Orellana for a Zoning Amendment to change the zoning classification of a certain tract of land from B-2 (Limited Business) to B-3 (General Business) located at 2288 Barksdale Boulevard, Bossier City, Louisiana for an automotive repair shop located at Lots 6 and 21 of East Garden Subdivision, also located in Section 33, Township 18 N, Range 13 W Bossier City, Louisiana. (City Council District 3) (Police Jury District 10)

Applicant was not present.

McDaniel made a motion to delay C-27-21 to the end of the agenda. Beaty seconded the motion. Motion carried unanimously.

4. **P-23-21** – The application of Sanjeev Wahi for a Zoning Amendment to change the zoning classification of a certain tract of land from B-1 (Business Office) to B-3 (General Business) being 2 acres, more or less, located at the intersection of Swan Lake Road and Duckwater Landing Drive, Bossier City, Louisiana for a proposed convenience store with fuel sales and a commercial strip center. (Police Jury District 5)

Travis Beaty indicated he would recuse himself from this case.

Ryan Estess was present to answer questions from the Commission.

Estess: Ryan Estess, Raley and Associates, here to answer any questions.

McDaniel: Just a note regarding the architectural standards... I think you have addressed that Ryan?

Estess: Yes sir.

Schuldt: I don't have any questions, just a comment. I think this is a good location given the way that Swan Lake Road has become a major arterial. I think we are going to need more commercial zoning along that thoroughfare.

Hadden: This is a public hearing so anyone wishing to express concern for this case, please come forward.

Ivy Russell was present to address the Commission.

Russell: My name is Ivy Russell and I don't know if this is... I've never been to one of these before. I don't know what to say or ask.

Hadden: Do you have a concern about this zoning?

Russell: Yes. I have some questions. I own approximately 10 acres across the street from this and we've owned it for about 39 years. My father had businesses there. It was donated to me several years ago and I have about 3 businesses there.

Hadden: Ok. What are your businesses zoned?

Russell: Commercial. Probably back in the 90's my father was unanimously grandfathered in with commercial zoning. If I back up about 3 years ago when my father donated this land to me, I had an awful time with the MPC and was treated terribly and I was building a 2 million dollar building on that property. So, I had to go with... Carlotta was the one trying to help me with it. Adolph was there at the time. Finally, I ended up in the Mayor's office in tears trying to get some permits after construction had stopped. But long story short, we have employed hundreds if not over a thousand people over the past 30 years. We are a tremendous operation throughout Louisiana and Texas. None the less, last week I get a letter from the MPC that they want to pull our business license... or not business license because we are outside the city limits, because of some landscaping that was not completed on time. For the past year, I have not received one reply back from the MPC from Jeff Dove and I was hoping he would be here today. I have all of my correspondence and neither would Adolph reply back to me. They have measured our road frontage incorrectly and I was instructed to go through the appeals process.

Hadden: Ok, so this particular case doesn't have anything to do with her case?

Russell: Well, then let me re-direct. My question then, if we don't want to talk about that... my letter that I received from him then, is this project receiving city water, city sewage, and city gas? Is his facility receiving city utilities?

Hadden: Ryan, would you be able to answer that?

Estess: Yes. Other than gas, it's a private utility.

Russell: Are we eligible for those utilities as well?

Hadden: I wouldn't be able to answer that.

Askew-Brown: We'd have to discuss it with the City Engineer.

Russell: Ok. We would love to have those. We've been in business for quite some time and I feel that that is fair. I would also love to be instructed on how to have someone from the city respond to our many utilities. AT&T has run fiber optics through the buffer zone that we've been asked to plant in. We can dig those up and plant the landscaping to avoid being shut down if that's what the city wants us to do.

Hadden: You're not in the city, right?

Russell: Correct.

Hadden: I was going to say you could get with your city councilman but you're not in the city. Do you have a recommendation, Ms. Carlotta who she might... maybe her police juror?

Askew-Brown: We are going to have to sit down and talk to the city department about utilities because I think they have an ordinance in place that says you technically almost have to annex in if you want to be on city utilities but we can sit down with them and talk to them about what you're wanting to do.

Russell: I wasn't too concerned about the city utilities. We've been fine on our own for years. When I got the letter about this, I was like, wow, we welcome new growth. We lost an acre to the new road and we welcomed that. I thought if they were getting utilities, we'd love to get utilities. Flipping over to the unrelated topic, by the end of the month they are saying that if we don't plant our bushes... I can dig up AT&T's stuff. It's only 2 feet deep.

Hadden: Let's get with the city engineers and see what we can do.

Schuldt: Ms. Russell, what business is it that you operate?

Russell: We are in the Oil Field. The majority of our operations are throughout Texas but the facility on Swan Lake Road is our home office and I've got maybe 8 women in there. It's our home office. It's a completely locked down facility. And like I said, it's a 2 million dollar facility that I built about 3 years ago. If anybody were to come see it, it's probably the nicest facility in Bossier. It's completely decorated by Medina. It's pretty phenomenal.

Schuldt: That's fantastic. I hope you do get your utilities. Quick question, are you in favor or opposed to this...

Russell: Oh, I think it's fabulous but I would love for us to be treated the same way. I did some numbers but I didn't feel like bringing them with me but in the

last 3 years, we've poured probably half a million dollars into my local church, over one hundred thousand dollars into my kid's schools and it was millions and millions into tax revenue from the different entities that we have. I was just letting you know, we don't join the Chamber of Commerce and those things because that 's not us. We are private people. We're privately held but I felt like I should come today and speak up.

Schuldt: I'm glad you did.

Russell: We deserve an email back.

Hadden: We are going to work this out.

Russell: Thank you.

Hadden: I think I know where your property is.

Fine: It's a good looking building.

Hadden: Ryan, that was easy for you on that part. Is there anybody else that wished to express their concern on this particular property. Not hearing any, I'll call for a motion.

Schuldt made a motion to approve P-23-21. McDaniel seconded the motion. Motion carried unanimously.

5. **P-34-21** – The application of Sanjeev Wahi for a Planned Unit Development, Swan Lake Commercial C-Store and Retail, being 2 acres, more or less, located at the intersection of Swan Lake Road and Duckwater Landing Drive, Bossier City, Louisiana for a proposed convenience store with fuel sales and commercial strip center. (Police Jury District 5)

Travis Beaty indicated that he would recused himself from this case.

Ryan Estess was present.

Hadden: Do we need to go to the diagram? I want to see that diagram of the property.

McDaniel: I'm just curious. What's the affiliation? Is it a Mobilie, a Shell or do you know?

Estess: Locally owned. He owns several in Haughton. He owns Red Chute Grocery. You know where Red Chute is?

McDaniel: Where?

Estess: North of Linton on the right side. But there are several he owns.

McDaniel: I just didn't know if he was affiliated with any of those. I'm just curious.

Estess: He's planning on doing 2 buildings as it shows, an upscale C-Store and then a retail establishment over on the South side.

Hadden: You changed it so it faces Swan Lake Road?

Estess: From last month, yes sir. Both building face Easterly. They will be all masonry facade.

Hadden: So masonry, do you know if it's going to be brick or ...

Estess: Well, the pictures show kind of a stone. I can see what the architect did.

McDaniel: It looks like a brick with metal.

Estess: He's showing brick.

McDaniel: Yes, with the metal panels. The metal louvered panels.

Estess: He did the massing. There is massing on these as requested. He is going to have some pretty detailed design on both stores.

McDaniel: This is a finished plat, Ryan?

Estess: This is the finished property. I have a plat submitted to Carlotta.

McDaniel: I was just looking at where the dumpster enclosure is. You've got a 25 foot drive through there and then you have that dumpster. Is that enough room for a truck to get in there, pick up the dumpster, and get it out of there?

Estess: I will look at it rotating that for you. So we'd put it on a 45 right there so the truck comes down the main turn in off of Swan Lake Road. He can 45 in there and then he can back up and then make his way out if that works for you.

McDaniel: I just know that was real tight. I didn't know how that was going to work out.

Estess: That's a better plan. It will be the same facade, the same look. I will just 45 it where the truck can go directly in if that's ok with you.

Hadden: Carlotta, was there a retention pond behind somewhere?

Askew-Brown: No, this is all up front on Swan Lake.

Estess: I've interconnected detention on the far east side of the property with a cross culvert that will empty into the roadside ditch.

McDaniel: All surface drainage?

Estess: I'm planning on all surface drainage as much as possible. As of right now I have 2 or 3 inlets but that is all going to be dictated on the design. I would like to chute flow it all if the engineering allows.

Hadden: So the neighborhood that is coming back to the back is not going to be affected by water?

Askew-Brown: No, it shouldn't be.

Estess: I'm taking it all... all of that area on Duckwater Landing, let's say 1000 feet of Duckwater Landing, that's where the break point is. So that all comes toward Swan Lake Road and crosses underneath Swan Lake Road.

Hadden: Any other questions? This is a public forum. Is there anybody here wishing to express a concern on this particular project?

There were no other comments.

Schuldt made a motion to approve P-34-21. McDaniel seconded the motion. Motion carried unanimously.

6. **P-16-21** (Rehearing) – 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)

Applicant was not present.

Doug Efferson was present.

Hadden: Sir, it appears, the sidewalk is not going to be on Sawgrass as we had thought. So it's going to come through the neighborhood North of the lake. Why don't you come forward and give us your name. Since, the applicant is not here, there is not going to be much that we can do other than to just show you.

Efferson: I may not be able to make the next meeting. I appreciate you hearing me today. I assume this will be delayed until the end of the meeting if not until next month. The solution here obviously helps the new subdivision they are building. I will point out that Waterford Bend and Waterford Lake has no sidewalk. Waterford Bend people currently walk the road all the way down to the pool. They dodge cars.

Hadden: Can you see where he is trying to go from Legacy North, swing around the gold lots and use the sidewalk there?

Efferson: So you've got hundreds or fifty plus houses over here and there is no sidewalk. Originally there was going to be a pool in every subdivision. They

stopped that. Based on the master plan, these people would have their own pool. Now there is one. These people walk this street to get to the pool having to dodge cars. All of these people walk this street to get to the pool. This solves this area here. Great. From my perspective, this needs a sidewalk if you continue to let them build this subdivision with a single pool.

Hadden: So if you put your hand there where you live at, if you go to the right....

Efferson: What do you think people are going to do?

Hadden: But that's what they are proposing to put in.

Efferson: What about these people, same thing? All the way up?

McDaniel: Have to go around, yes sir.

Efferson: That's going to be what they are going to choose to do instead of the path of least resistance?

Hadden: Well, we told them to present us with an option for a sidewalk. That is a safe sidewalk.

Efferson: I appreciate you listening to my concern. I am fine with what they are proposing. I do think it's not going to solve the actual flow of people on the road.

Hadden: When they come back before us if you still want to come back and voice your opinion...

Efferson: I'll stay until the end of the meeting if you delay it. If I can make the next one I will because I still think that solution doesn't solve the fact that you can't make people walk an extra quarter of a mile to get to the pool and kids can't drive.

Hadden: Do we want to make a motion?

McDaniel made a motion to delay P-16-21 until the end of the agenda. Schuldts seconded the motion. Motion carried unanimously.

7. **P-25-21** – The application of Ed Gaiennie, LP Development, LLC, for a Preliminary Plat, Edgewater Pass, 13.852 acres, more or less, located in Section 22, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (North of and adjacent to Waterford Bend, Unit No. 2) (Police Jury District 5)

The applicant was not present.

McDaniel made a motion to dealy P-25-21 until the end of the agenda.
Schuldt seconded the motion. Motion carried unanimously.

8. **P-31-21** – The application of Randall Hilton for a Minor Plat, Joan Small Marshall, being 3.916 acres, more or less, located in Bossier Parish, Louisiana. (Police Jury District 1)

Joan Marshall was present.

Marshall: Thank you for hearing me today.

Hadden: We understand you want to divide your lot.

Marshall: I do.

Hadden: Ok. Standby. We can make this easy. Does anybody have any questions?

There were not questions.

Hadden: This a public forum, is there anyone here wishing to express concern on this particular project. Not hearing any comments, can I have a motion?

McDaniel made a motion to approve P-31-21. Beaty seconded the motion.
Motion carried unanimously.

9. **P-32-21** – The application of Jennifer Elkins, Mama's Bar and Grill, for a Conditional Use Approval for the sale of high and low content alcohol for on premise consumption at a bar and grill located at 5510 Airline Drive, Suite 106, Bossier City, Louisiana. (Police Jury District 5)

Jennifer Elkins was present.

Elkins: Basically, we are just opening a Cajun restaurant with a live band. Great atmosphere. Right beside Johnny's and State Farm.

Schuldt: Sounds good to me.

Hadden: This is a public forum, is there anyone here wishing to make a comment on this particular project? Not hearing any comments, can I have a motion please?

Beaty made a motion to approve P-32-21. Fine seconded the motion. Motion carried unanimously.

10. **P-36-21** -The application of Sandra Lee for an Amended Plat, Myers Road Estates, being 9.993 acres, more or less, located in the northwest corner of Section 22 & 27, Township 19 North, Range 13 West, lying South of Swan Lake Road and east of Myers Road, Bossier Parish Louisiana (Police Jury District 5)

Sandra Lee was present. Danielle Moody, property owner, was present.

Lee: Hello. I'm with FBL & Associates.

Hadden: The property owner comes in on Meyers Road now? Is that right?

Lee: Yes. She has bought a section of land to the East, well I guess it is Northeast, so that she can access Swan Lake Road with her driveway.

Hadden: All the drainage and everything looks good at least from my perspective.

Lee: She had Kurt Nixon do a drainage study. We were just going to do a timber bridge so we won't need to do the big culverts or anything to run into problems with those.

Hadden: Alright. Board members, any questions? This is a public hearing. Is anybody here wishing to express a concern on this project?

There were no other comments.

Schuldt made a motion to approve P-36-21. McDaniel seconded the motion. Motion carried unanimously.

Askew-Brown: Let's revisit C-27-21.

C-27-21 – The application of Maria Orellana for a Zoning Amendment to change the zoning classification of a certain tract of land from B-2 (Limited Business) to B-3 (General Business) located at 2288 Barksdale Boulevard, Bossier City, Louisiana for an automotive repair shop located at Lots 6 and 21 of East Garden Subdivision, also located in Section 33, Township 18 N, Range 13 W Bossier City, Louisiana. (City Council District 3) (Police Jury District 10)

Maria Orellana was present.

Hadden: Board members do you have any questions for Ms. Orellana?

There were no questions.

Hadden: This is a public hearing. Is there anybody here wishing to express a concern on this particular project? Not hearing any concerns, can I have a motion please?

McDaniel made a motion to approve C-27-21. Fine seconded the motion. Motion carried unanimously.

Askew-Brown requested that the board delay item 6, P-16-21 and item 7, P-25-21 until the next meeting.

McDaniel: Mr. Efferson, do we need any further clarification with you while you're here?

Efferson: I don't know what your pleasure is in whether you think this proposed change that they haven't come up to discuss with you is meeting the needs that I discussed before. It does solve the safety and hazard issue on a small section but it doesn't fully resolve the issue. In my opinion, that does not solve the problem for the existing residents who don't have a pool that was promised originally in the master plan and they must adjust this master plan to meet the needs of the kids so that everyone can access the pool and the clubhouse area without getting in car.

Schuldt: Carlotta, when we look at this next month, I'd like to see the master plan.

Askew-Brown: I think he (Donald Barker) got called to jury duty.

McDaniel made a motion to delay P-16-21 and P-25-21 until the next meeting. Beaty seconded the motion. Motion carried unanimously.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

11. **P-22-21** – The application of Freddie M. Widmer for a Zoning Amendment to change to zoning classification from I-1 (Light Industrial) to R-A (Residential Agriculture) on a certain tract of land being 9.992 acres, more or less, located at 3475 Sligo Road, Bossier City, Louisiana for personal storage. (Police Jury District 1)

The applicant was not present.

Hadden: Wasn't this on our agenda last month?

Askew-Brown: It was. Yes.

Hadden: He was notified?

Askew-Brown: He forgot the last time. I'm not sure what happened this time.

Schuldt made a motion to delay P-22-21 until next month. McDaniel seconded the motion. Motion carried unanimously.

G. APPROVE MINUTES

Schuldt made a motion to approve the minutes from June 14, 2021. McDaniel seconded the motion. Motion carried unanimously.

H. OLD/NEW BUSINESS

Carlotta Askew-Brown stated that there will be a 2022 Budget Workshop next month. Askew-Brown introduced a new MPC staff member, Larry Frazier.

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN

Meeting adjourned at 2:33 pm.



Dave Hadden, Chairman