



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, August 8, 2022

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

MEMBERS PRESENT:

James Fine
Dave Hadden
Art Schuldt
Travis Beaty

MEMBERS ABSENT:

H B Brual
Mark Montgomery
Donnie McDaniel

OTHERS PRESENT:

Carlotta Askew-Brown, Executive Director
Jayme Gilmour, Secretary
Carolina Blunck, MPC Assistant Planner
Oscar Rodriguez
Lilliana Aveja
Nathan Vanwinterskwy
Paul Namey
Stephen Hamm

A. CALL TO ORDER

Art Schuldt, Chairman, called the meeting to order at 2:00 p.m. Travis Beaty 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

D. PUBLIC HEARING/ACTION

2. **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)

Oscar Rodriguez was present to address the Commission.

Schuldt: Mr. Roussel is basically down zoning the property from General Business to Residential Low Density. Instead of there being a business on the property, he wants to put a single family house on the property.

Rodriguez: I am curious about low density. Does this mean that you can raise chickens in the back yard? I live on Wanda.

Schuldt: You cannot raise chickens inside Bossier City Limits.

Rodriguez: That is what I wanted to know.

Schuldt: The applicant is not here. I would want him here if he were up zoning but given that we are down zoning and we heard the case last month...

Rodriguez: Will this change the property tax? It is commercial now. Would it lower the tax value?

Schuldt: I would assume that the assessed value would be lower to what a home would be. It would not be considered income producing property.

Rodriguez: On Wanda, they are replacing garage doors. The property behind it that he owns is not commercial property and yet there's a lot of debris and trash out there. They put a fence around it to keep us from seeing that debris which is one of the reasons I came to the City Council Meeting the last time. I was just wondering because that is not commercial property. There is no driveway to that property behind it but they use it that way.

Schuldt: This proposed house would exit off of Hamilton. If you do have any issues with property standards, please call the city and they will be able to help you take care of that.

Rodriguez: I am familiar with them.

Hearing no further comments from the public or the board, Schuldt called for a motion.

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

3. **C-ALC-000023-2022** - The application of Lilliana Aveja, Mi Mercadito, LLC, for a Conditional Use Approval for the sale of low content alcohol for off premise consumption located at 1630 Barksdale Boulevard, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Lilliana Aveja was present.

Schuldt: You have a restaurant where you serve alcohol. You are wanting to sell alcohol for people to take off premise.

Aveja: I have a Mexicana store and a small restaurant.

Schuldt: I think the State of Louisiana will require you to put up a partition to separate the two business.

Aveja: A wall?

Schuldt: Yes.

Blunck: The State sent us an email about it. They will give her a limited amount of time to put up a partition between the restaurant and the market.

Schuldt: That will be a requirement that you will have to be able to do this. I just wanted to make sure you understand that.

Aveja: I do not understand why I need to make a wall.

Askew-Brown: We can get you in contact with the State but apparently they want a partition between retail sales and the actual restaurant. It is unique. We do not have many cases where they ask for on and off premise consumption.

Aveja: Can I choose one or the other? If I make a wall, I cannot sell like that.

Schuldt: I guess you can choose which one, either carry out or on premise consumption. Without the partition, you would not be able to do both.

Carolina Blunck explained the requirement to the applicant.

Hearing no further comments from the public or the board, Schuldt called for a motion.

Beaty made a motion to approve C-ALC-000023-2022. Hadden seconded the motion. Motion carried unanimously.

4. **P-PLAT-00024-2022** - The application of Travis Sturdivant, Raley and Associates, for a Minor Plat, Vanwinterswky Subdivision, 2.134 acres, more or less, located in Section 5, Township 19 North, Range 12 West, Bossier Parish, Louisiana. (Police Jury District 8)

Nathan Vanwinterskwy was present.

Vanwinterskwy: We are just wanting to cut out a piece of property to build a house on.

Hearing no comments from the public and no comments from the board, Schuldt called for a motion.

Hadden made a motion to approve P-PLAT-0024-2022. Fine seconded the motion. Motion carried unanimously.

5. **C-ALC-00029-2022** - The application of Christione Turner and Chris Young, ATC Licensing Consultants, LLC, for a Conditional Use Approval for the sale of high and low content alcohol for on premise consumption at a bar, Fat Tuesday, located at 540 Boardwalk Boulevard, Suite C-490, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Paul Namey was present.

Hadden: Is this a chain?

Namey: It is a corporate owned store, The Fat Tuesday and New Orleans Original Daiquiris. We sell frozen daiquiris.

Hearing no comments from the public and no further comments from the board, Schuldts called for a motion.

Hadden made a motion to approve C-ALC-00029-2022. Beaty seconded the motion. Motion carried unanimously.

6. **P-PLAT-000031-2022** – The application of Randall Hilton for an Amended Plat, Lucky Partition Unit 2B being 24.246 acres, more or less, located in Section 3, Township 16 North, Range 12 West, Bossier Parish, Louisiana. (Police Jury District 1)

Stephen Hamm was present.

Hamm: I am here representing the Lucky family.

Schuldts; There were a couple of items that are required for this application. The parish has requested a drainage study and the applicant would be required to obtain a permit from the levy board to build a home.

Hamm: Are these needed before the Police Jury Meeting?

Schuldts: Yes.

Askew-Brown: The parish engineer stated that they would need a drainage study for the pipes they plan to install under the driveway.

Hearing no public comments and no further comments from the board, Schuldts called for a motion.

Beaty made a motion to approve P-PLAT-000031-2022 pending a drainage study and levy board approval. Fine seconded the motion. Motion carried unanimously.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

G. APPROVE MINUTES

Hadden made a motion to approve the minutes from July 11, 2022. Fine seconded the motion. Motion carried unanimously.

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

H. OLD/NEW BUSINESS

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN



Art Schuldt, Chairman