



# MINUTES

## Metropolitan Planning Commission Meeting

2:00 PM - Monday, August 9, 2021

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

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### MEMBERS PRESENT:

Travis Beaty  
H B Brual  
James Fine  
Dave Hadden  
Mark Montgomery

### MEMBERS ABSENT:

Donnie McDaniel  
Art Schuldt

### OTHERS PRESENT:

Carlotta Askew-Brown	Daniel Besinaiz,
Jayne Gilmour	Jamie Munoz
Travis Sturdivant	Debra Roberts
Jason Westerman	Geoff Perego
Jeff Lowe	Terry Young
Andy Craig	Doug Efferson
Robert Jeter	Keith Norwood
Christian Mudd	Julie Sullivan
Reggie Lewis	Randy Boyter
Neil Erwin	

### A. CALL TO ORDER

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

### B. ROLL CALL

Jayne Gilmour called roll and stated a quorum was present.

### C. APPROVE AGENDA

### D. PUBLIC HEARING/ACTION

- C-34-21** – The application of Taqueria La Michocana of Bossier City for a Conditional Use Approval for the sale of high and low content alcohol for on premise consumption at a restaurant located at 2142 Airline Drive, Suite 100, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7).

Jamie Munoz was present.

Munoz: My name is Jamie Munoz. I own Taqueria La Michocana. I am applying for a liquor license.

Hadden. OK. You're outside the 300 feet limit from churches, correct?

Munoz: Yes.

Hadden: Ms. Carlotta, outside that 300 foot limit?

Askew-Brown: Yes.

Hadden: Anything else that you would like to add sir? This is a public meeting. Is there anyone here wishing to make a comment on this particular project? Let me just ask the board members if they have any questions. Any questions board? We have no comments from the public, anyone here to make a motion?

Fine made a motion to approve C-34-21. Brual seconded the motion. Motion carried unanimously.

3. **C-35-21** – The application of Travis Sturdivant, Raley & Associates, for a Minor Plat, Baker Hughes Hazel Jones Road, being 11.86 acres more or less, located in Section 13, Township 18 North, Range 13 West, Bossier City, Louisiana. (Located East of Shed Road and North of Hazel Jones Road) (City Council District 4) (Police Jury District 8)

Travis Sturdivant, Raley & Associates, was present.

Sturdivant: Travis Sturdivant with Raley & Associates, 4913 Shed Rd., Bossier City, representing Baker Hughes. They've got a portion of their larger tract they are wanting to sell off and because of that we are doing a one lot subdivision that contains the front building. You should have a copy of that in your information. If there are any questions you have, I'll be happy to answer them.

Hadden: Was it two lots going to one?

Sturdivant: No sir. It's one lot that we are cutting the front 11 acres out of. It wasn't a lot, it was actually a tract of land.

Hadden: Ok. Board members, do you have any questions? This is a public forum. Is there anyone here wishing to express concerns on this project? Not hearing any concerns, can I have a motion?

Beaty made a motion to approve C-35-21. Brual seconded the motion. Motion carried unanimously.

4. **C-38-21** – The application of Rodolfo Vargas, El Patio Eastbank, LLC, for a Conditional Use Approval for the sale of high and low content alcohol for on premise consumption at a restaurant located at 707 Barksdale Boulevard, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Debra Roberts was present.

Roberts: I'm Debra Roberts here representing El Patio.

Hadden: Would you please sign in? You are also with the other El Patio up north?

Roberts: Yes.

Hadden: Alright. You're requesting conditional use approval for high and low content alcohol, correct?

Roberts: Yes.

Hadden: Ok. Board members, any questions? This is a public forum. Is there anyone here wishing to express concerns on this particular project? Not hearing any concerns, can I have a motion?

Brual made a motion to approve C-38-21. Beaty seconded the motion. Motion carried unanimously.

5. **C-37-21** – The application of Travis Sturdivant, Raley & Associates, for an Amended Plat, Alpine Industrial Park Unit 3, being 1.725 acres, more or less, located in Section 15, Township 18 North, Range 13 West, being a resubdivision of Lots 6 and 7 of Alpine Industrial Park, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Travis Sturdivant was present.

Sturdivant: Travis Sturdivant. We are representing Mr. Newberry. He bought, over on McElroy Drive, a single lot. At one point he wanted to expand it. He bought a portion of an adjacent lot. Then the neighbor that owned the adjacent lot wanted to get rid of some so he sold him another portion. Eventually, he ended up buying all of two lots but they were in four purchases so now he's getting four tax notices and he'd like to clean it back up and make it two lots again instead of four pieces.

Hadden: Board, any questions? Any questions from the public regarding this case? Can I have a motion?

Beaty made a motion to approve C-37-21. Montgomery seconded the motion. Motion carried unanimously.

6. **P-40-21** – The application of Gould Holdings for an Amended Plat, Louisiana Power Sports, being 3.213 acres, more or less, located in the Northeast quarter of Section 8, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Located west of Benton Road just north of the intersection of Benton Road and Greenacres Boulevard. (Police Jury District 6)

Jason Westerman was present.

Westerman: Jason Westerman, Red Chute Land Surveying, representing Mr. Gould. Mr. Gould has some businesses in that small lot, 1B, that he is currently renting and he is going to sell it to them. That is the reason why we are amending this plat and cutting it up into two lots.

Hadden: Ok. I know that the one particular lot, they are still going to be able to use that entrance that's on the south side.

Westerman: That's right. When he sells the lot in the deed language it will have the access agreement because the DOTD won't let them have another driveway up there. Everybody understands that.

Hadden: Ok. So Jim (DOTD) is ok with all of this so far? Do we have comments from Jim? Jim had said he had no objection to it but wanted a request for re-evaluation. Permit application would need to be filled out and submitted by the current property owner. This is required because although the usage of the driveway is not changing, there are now multiple owners involved. Were you made aware of that? I would like to give you these 3 conditions. I don't think you will have any concerns with them but do you want to take a second and take a look at it?

Westerman: Yes. All he is asking for is to update the permit. There should be no concerns there.

Hadden: Any questions from the board? This is a public forum. Anybody here wishing to make a comment on this case?

Brual made a motion to approve P-40-21. Fine seconded the motion. Motion carried unanimously.

7. **C-39-21** – The application of Bossier Parish Libraries for a Conditional Use Approval for architectural standards review for the proposed new Central Branch Library to be located at 100 City Hall Drive, Bossier City, Louisiana. (City Council District 2) (Police Jury District 9)

Geoff Perego was present.

Perigo: I Geoff Perego with Prevot Design Services. I am here on behalf of the Bossier Parish Libraries. We are asking for conditional use approval to use a decorative metal panel in lieu of the required percentage of masonry on the building.

Hadden: It's a beautiful drawing. Board members, any comments? Mark, any comments?

Montgomery: No, none at all. Perfect.

Hadden: This is a public forum. Anybody here wish to make a comment concerning this project? Not hearing any comments, can I have a motion please?

Fine made a motion to approve C-39-21. Montgomery seconded the motion. Motion carried unanimously.

8. **C-40-21** – The application of Jeff Lowe, The Fortis Company, for a Conditional Use Approval for an outdoor recreational soccer field located at 4009 Airline Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 6)

Jeff Lowe and Terry Young were present.

Lowe: I'm Jeff Lowe with the Fortis Company. This is Pastor Terry Young with Airline Baptist Church. This is a partially covered soccer field, well it's completely covered with open side walls, to go behind our Children's Building at Airline Baptist Church. It's designed by Raley & Associates. I'm here for your approval.

Hadden: Ok. I think we might have a couple of questions.

Beaty: What about the lighting?

Lowe: There will be orbits inside of the building. Up in the ceiling of the building, there will be twenty eight thousand lumen orbit lights, LED, all down lighting.

Hadden: Nothing that will affect the neighbors?

Lowe: No sir. Nothing casting outside the building. In fact, it should... the shadow might project 10 feet outside the building. That would be the limit.

Hadden: Have any of the neighbors contacted you about the project at all?

Lowe: No sir.

Hadden: Are there a couple of other questions?

Brual: What are your hours you are considering?

Pastor Young: It would be a rec ministry so they may go around 9 o'clock would be the latest that we would do rec. We do basketball, gym, that kind of thing until 9 during the week time.

Hadden: No, at this point, outside bands, concerts, 10 or 11 o'clock at night? I know it's a church but I'm just concerned about the neighbors. I'm just making sure.

Pastor Young: Oh sure. We love outdoor events. We like doing those kinds of things but it would be, again, any of those kinds of things that would not be late.

Hadden: And you don't plan on renting this out?

Pastor Young: No.

Fine: Is this going to be a practice field only or will it be crowds coming to watch?

Pastor Young: Yes. We intend to use our parking lot for all of that anticipation. We want to run some rec ministries so the public will be invited to be a part of those kinds of things. Much like Upward Basketball, we will create our own kind of soccer little leagues. It's five on five soccer. They also can play the sport, volleyball. So families will be invited to be a part of it but it is small teams, small access to that much like our basketball that we run on Saturdays, about six or eight weeks in January or February. It's all indoor but we don't have walls on the building. All the balls stay in the field. Shreveport has an indoor soccer facility and so we've modeled kind of what we are doing in our facility like that.

Hadden: Ok. Any other questions from the Board? This is a public forum. Anybody here wishing to express their concerns regarding the canopy soccer field? Hearing no comments, could I have a motion please?

Beaty made a motion to approve C-40-21. Montgomery seconded the motion. Motion carried unanimously.

9. **P-39-21** – The application of Jeff Raley, Raley & Associates, for a Preliminary Plat being a Planned Unit Development, Cane's Landing Office Park Unit No. 1, being 1.724 acres, more or less, located in Section 33, Township 19 North, Range 13 West, Bossier City, Louisiana (Located South of Barclay, West of Canes Landing Subdivision) (Police Jury District 6)

Jeff Raley

Raley: Good afternoon. Jeff Raley with Raley & Associates. This is our first plat of the Canes Landing Office Area. I'll be glad to answer any questions. Of course, we will have city water and parish sewer. I'd be glad to answer any questions. What we've done is four buildings. They are like condos. That is why the lots look like they look.

Hadden: Ok. I was going to look at it one more time. Is this on the main entrance coming into Canes Landing on the right?

Raley: Yes. When you come in on Barclay Boulevard you're going to turn south off of Barclay. It is right across from the commercial unit 1 that is on the north side.

Hadden: Carlotta, did we work something with utilities not long ago? Were there utility issues west of Rosedale coming into Canes Landing.

Askew-Brown: Yes. It was for the subdivision. We worked that out for the residential area.

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

Brual made a motion to approve P-39-21. Montgomery seconded the motion. Motion carried unanimously.

10. **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)

Andy Craig was present.

Craig: Andy Craig with Mohr and Associates representing the developer. The application is for the approval of an amendment to the master plan. I'm sure you saw it last month.

Hadden: Yes. For the sidewalk, right? Carlotta, is there any way we could get the sidewalk up on display? If you could explain to the audience about the sidewalk. So we are looking at the red line where the sidewalk is supposed to be.

Craig: It doesn't show up very good there but it is coming off the existing Legacy Elementary. The map is turned so North is to the right. It comes around the lake following the lake on the north side, the street.

Hadden: Ok. Can we see the north end? So the sidewalk is going to come out to Sawgrass and the sidewalk is going to go over to the clubhouse.

Craig: That is correct.

Hadden: Board members, do you have any questions? Members of the audience, do you have questions? Come on up.

Doug Efferson was present.

Efferson: This looks like the same proposal from last month. No modifications despite the concerns expressed last month. Do I need to re-state those? Basically, this solves about 1/3 of the problem. The real problem is that Sawgrass continues on along the lake and there is no sidewalk on either side there. Last month, you discussed the fact that it is only required to have sidewalk in front of housing. But that is not the case when you look along the side street of Waterford Bend. There are no houses and there is a sidewalk there. That is what it is connecting to to go up and around. The entire length of Sawgrass has no sidewalk. People walk in the street. In school time, kids are trying to walk to school. There is no sidewalk. It is not safe. Like I said last month, people come close to getting hit. Joggers jog. There is just a lot of traffic in the road. That road is very long and straight. There are no bumps. Obviously, people could get up to 45 miles per hour when they are not supposed to. Police have actually put signage up there with flashing lights to try to show their existing speed because of the speed concern and the risks of people getting hit by cars. The safety concern is real. The police have identified it and put up signage to try to slow people down. This solves 1/3 of the problem. I would recommend that from Waterford Bend sidewalk, that the sidewalk continue from this.... from Waterford Bend all the way across Sawgrass until you hit the part that they are proposing. What they are proposing is great to have a walk-a-round. But nobody is going to actually walk

all the way up, all the way over, and all the way down just to be on a sidewalk. Especially when, the past few years, they've been walking in the street. Imagine this being approved and all of those houses being built and all of the additional traffic. Somebody is going to get killed. We need to do it now. This plat is being review and approved. A sidewalk needs to be placed for public safety on the whole length of Sawgrass. I mentioned there is a berm on the north side of Sawgrass. It is flat. It is level. There is no water even though it shows there is water. It can easily run right on that street all the way to Waterford Bend. I recommend that it not be approved unless that is done.

Beaty: Is there a sidewalk on Tallgrass Circle?

Efferson: There are no houses on this street. There is a sidewalk right here dumping into here. Of course, we have sidewalks on both sides the road here (inaudible) So the reason for not doing a sidewalk here because there are no houses is not being applied here. Sidewalk here. No houses. Proposed to go all the way up and around. There is no reason why this cannot be cut here and a sidewalk be placed for safety concerns.

Beaty: From where you are right now, the homes south of where you were pointing, is there a sidewalk in front?

Askew-Brown: Yes. On Tallgrass. Yes.

Efferson: When all the houses are in the subdivision... this is Waterford Bend, right? Why can there be a sidewalk here with no houses facing out and there can't be one here? It doesn't make any sense. I know Zoning wise you may have something about it. For the safety concerns, this sidewalk is used to go to school and for people to run and they go right down the middle of this road. Kids, right now, are going to the swimming pool. There is no swimming pool in Waterford Bend. They walk from here, they have to walk in the street. What is being proposed is for the kids to voluntarily, in the heat, to walk from here, up the sidewalk, cross over, up all the way around here. Kids are not going to do that. I do live here. It impacts me when I drive out of my drive to here, I'm the one dodging people until I leave the subdivision from here on out. Or if I go the other way, this is a sidewalk. Nobody is ever walking right here. We need a sidewalk to here straight across to here. What is being proposed is perfect. That will solve the problem for Waterford Bend and Waterford Lake and keep everybody off of the street. A major thoroughfare with people going pretty fast.

Hadden: Board members, additional questions?

Efferson: It doesn't specify but I did mention that it would be great if that was wider than a walk way. It could be a six foot walking trail or bike trail. If they want to make it pretty and make it fun we could go six foot. I'm not saying that it has to be done for safety but it would be great to allow people to ride bikes along that long and run without running into people or having to step off on the grass. At a minimum, a four foot walkway.

Brual: That pool that everybody goes to... who runs that pool?



Efferson: To the best of my knowledge it's run by the HOA. The Legacy Subdivision has an HOA. We pay a monthly or yearly fee. The pool... they do a great job keeping up the grounds. It's pretty expensive but it is nice. All of that is being well maintained. Again, every one of the subdivisions were supposed to have the ability to have a pool or something in that area so that you would not have to walk a quarter mile. You have approved not to do that. Now we have to also approve the safety to get there if you are going to make everybody in this whole subdivision walk to this one pool. This is what you have approved even though it was not the original. That modification has been approved. If you are willing to do that and make everybody walk, give them a sidewalk. That is all I am saying.

Hadden: Board members? Andy, any response?

Craig: I don't have anything. There is a representative here from Legacy. He may want to address it.

Robert Jeter was present.

Jeter: We are aware that this has become some of the resident's concerns. However, we did get this master plan approved. We would like to continue that route as it has been approved.

Hadden: Let me ask you this. When the plan came before us, was the sidewalk on Sawgrass? Originally, when the plans came forward and when the people started buying the lots? Were there sidewalks up and down Sawgrass?

Jeter: I don't believe so.

Hadden: Ms. Carlotta, are you aware of that?

Askew-Brown: No. This goes back to late 2000's. I would have to research it to see.

Brual: I guess I'm a little uncomfortable. Until we know the history of what this subdivision and what was originally proposed, I guess I'd like to see that. Is there a way to table this?

Askew-Brown: If the applicant so chooses.

Brual: I would like to understand the original documentation on this.

Jeter: The master plan?

Brual: Yes. What had we approved previously? What had the homeowners been told with regard to the sidewalks throughout the neighborhood and was there an alternative pool that was designed? Was there another clubhouse

house? From your understanding, you have never told the homeowners you were going to build them a sidewalk or anything like that?

Jeter: Correct. We did not state that.

Craig: I think a copy of the original master plan is in the application.

Jeter: This is the master plan that we originally submitted.

Hadden: So when we built Legacy and Bellrose... I assume that when those were developed, the neighborhood we are talking about now just showed an empty field. Was there anything there that could have indicated that there were supposed to be sidewalks down Sawgrass?

Brual: I am looking at this picture. I don't see a road. I guess it is Sawgrass now.

Jeter: It is not showing that road extended from Verret Pass and Sawgrass to Legacy Elementary but it is there.

Brual: Right. So, without that road there, and if I were a home buyer, I would assume that it would be what, a dead end there? Is that what we are saying? And then I wouldn't have to worry about kids walking? I am looking right here and that road does not extend to that right there. But there is a road there now and I think that is the gentleman's concern that all of the kids are walking down that road to get to that clubhouse.

Hadden: My concern would be did we ever let the community know that there was going to be a sidewalk down Sawgrass?

Jeter: No sir.

Brual: The street was never part of the master plan. So I think the issue is, is that you have updated the master plan with that street..

Jeter: The street was requested by the parish. The parish made us build that street between the two by a certain deadline. I think it was 2019. I don't remember what the deadline was. They required us to build that entire road. That was obviously since approved.

Craig: It helped with the traffic being able to get out to Swan Lake Road and also certainly helped residents on the west to north side get to the school. That's why it was time to do it.

Hadden: I would ask you to look at slide 7. See that the road has been placed in there but there are no sidewalks being shown.

Brual: What I'm trying to understand is what were the residents told when they bought these homes?

Hadden: Well, the slide that you were looking at doesn't even show any homes being there. This is the slide where they went to add that extra neighborhood. Before they even put that in, that is what it looked like. So when they came to add this, they didn't add the sidewalk to it. There was no neighborhood to the north. Andy or Mr. Jeter could you come forward?

Fine: I have one question that is probably more for Carlotta. There is no requirement... as far as I am understanding as long as there are no homes there, there is really no requirement for us to mandate a sidewalk. Is that correct?

Askew-Brown: Right.

Fine: Legally, we cannot stop the project because there is not a sidewalk displayed or planned to be build. Seems to me that discussion needs to be between the HOA and the homeowners and the developers. As a group here, who has the charge of approving or disapproving, I don't think we can legally disapprove this because there is not a sidewalk that is not legally required.

Craig: That is why we are showing the route that we are.

Fine: Well, but I also feel for the homeowner whose kids have to walk down that street. There are not going to walk all the way around there. I totally agree but it seems to me the solution to this thing falls back to the developer and the homeowner. Not to this body.

Hadden: We just want to make sure that the community was not told in advance before they purchased houses that there was going to be a sidewalk up and down that road.

Beaty: Was that street there whenever you bought your house?

Efferson: I'd like to withdraw any concern that I had for this at this time. Let them go. You mandated a street when they didn't want to do it. You can mandate this later when somebody gets hit. I'd say just let them go. I agree. You don't have the authority to stop this project. It was not ever a sidewalk on any of your plans. I'm looking at them. Sawgrass had been extended when I bought my house. There was no sidewalk when I bought it. I agree 100% what you are saying. I am not putting you in an awkward position. I made you aware of a public concern. Something will happen. In the meantime, I've tried to get on the HOA Board. Apparently it is in Texas or somewhere. There is no local except a liaison guy. I will go back on the website and state my concerns again but it is just not going to happen.

Hadden: Ok. Any other comments regarding this particular case?

Askew-Brown: I would like to ask Keith Norwood... were there some additional agreements made that pre-date me to help facilitate some of the circulation

around the school that you could help bring light to why that road was constructed?

Norwood: I'm Keith Norwood, Supervisor for Planning and Construction for Bossier Schools. I have been involved with this subdivision from day one development as has Mr. Craig's firm, Mohr & Associates. There has been a lot of discussion over the years about sidewalks. Frankly, all of my recollection is that the parish was adamant about getting Sawgrass in there by a particular date for development but there weren't requirements to have sidewalks along Sawgrass. I don't personally agree with that because it doesn't make sense to have such a pretty parkway and not have sidewalks. It is the most direct route and sidewalks are feasible. I think that from a construction cost standpoint they are also feasible. From my recollection they were not required. What the developer has done is show an alternate route for sidewalks that is a little more secure and just a little longer, which is what we actually use to judge by the walking route to the school. If it is over a mile long, we would provide transportation for the students regardless. There's a lot of different scenarios in this subdivision in the way it developed piecemeal because you have Legacy Park, which is 1.25 miles long and a mile tall. That is a full section plus. It wasn't developed that way because of service features you had these different units that developed that you mentioned earlier so we've seen the whole thing developed and the developer has provided sidewalks to the school along the way so that is what I recall. I don't necessarily agree. What I would say is sidewalks would certainly be a benefit and a selling point for the developer but they were never required to the best of my knowledge other than what is actually shown here.

Hadden: Keith, the neighborhood to the east, what's the name of that neighborhood?

Norwood: That is Waterford Bend and Waterford Lake. That is our school there, the green space with the parent drive in the tract. In the very center bottom that is the location of Legacy. So they are developing all around us right now.

Hadden: So that is Waterford Bend to the east? So that sidewalk there originally was not, when that neighborhood came in, the sidewalk that runs north/south to the east of Legacy was not put in. It was put in much later.

Norwood: What we did originally... The exit for that subdivision was directly across from the school. We had a crosswalk and I think a sidewalk from that entrance to our entrance. But later when Waterford Lake developed north then they ran the sidewalk up. They built the sidewalk as they built each individual house. I think now it is fairly complete.

Hadden: I do remember when they put that whole sidewalk in. There were already many homes in that neighborhood. Was it an afterthought?

Norwood: Actually I think it was just because Sawgrass had not been connected at that point and there was no traffic coming from that direction. We had a safe cross walk without it.

Hadden: Ok. Thank you. Any other questions from the board? Any more comments from the public? Not hearing any comments can I have a motion?

Fine made a motion to approve P-16-21. Beaty seconded the motion. Motion carried unanimously.

11. **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)

Andy Craig was present.

Craig: In lieu of the last case approval, we present this plat.

Hadden: Ok. Board members, any questions? This is a public forum, any comments from the community? Not hearing any comments can I have a motion please?

Fine made a motion to approve P-25-21. Montgomery seconded the motion. Motion carried unanimously.

## **E. MISCELLANEOUS**

## **F. PRELIMINARY HEARINGS**

12. **P-42-21** – The application of Christian S. Mudd, Pine Ridge Investments, for a Zoning Amendment to change the zoning classification of a certain tract of land being .899 acres, located in Section 26, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Travis Beaty stated he would recuse himself from this case.

Christian Mudd was present.

Mudd: I'm Christian Mudd. I am here representing Pine Ridge Investments. We are looking to build a small scale commercial retail development there on the corner of Duckwater and Swan Lake right there on the north side where the extension is going to come in.

Hadden: Ok. Board, any questions. Anyone here wishing to make a comment about this particular case. Hearing none, can I have a motion please?

Fine made a motion to approve P-42-21 for public hearing. Montgomery seconded the motion. Motion carried unanimously.

13. **C-36-21** – The application of Julie Sullivan, JMS Bar, LLC, for a Zoning Amendment to change the zoning classification of a .22 acre tract of land located at 2702 Barksdale Boulevard, from B-2 (Limited Business) to B-3

(General Business) for an existing bar, D'Shays Lounge (City Council District 3) (Police Jury District 10)

Julie Sullivan was present.

Hadden: We are a little bit familiar with your case. Board members do you concerns about this case? Is anyone here wishing to express concern about this particular case? Not hearing any, can I have a motion?

Beaty made a motion to approve C-36-21 for public hearing. Montgomery seconded the motion. Motion carried unanimously.

14. **C-41-21** – The application of Reggie Lewis, Raley & Associates, for a Zoning Amendment to change the zoning classification of a certain tract of land, being 7.452 acres, more or less located at 5751 Shed Road, Bossier City, Louisiana from R-A (Residential Agriculture) to B-2 (Limited Business), for the existing Willis Knighton medical facility. (City Council District 4) (Police Jury District 5)

Reggie Lewis was present.

Lewis: Reggie Lewis, Raley & Associates, here representing Willis Knighton. This is in reference to the facility that they are reconstructing on Shed Road across the street from the neighborhood Walmart. That was formally a Fred's Store and is being converted now into a clinic for Willis Knighton. Essentially it is 3 lots. The center lot is where the building sits and it has already been zoned B-2. Willis Knighton owns all 3 lots. The lot to the left and to the right are still R-A so Willis Knighton wants to get everything in the same zoning classification, B-2. We are here to request that the two lots on either side of the building also be zoned B-2 in conjunction with the middle lot where the building sits. The other 2 lots are undeveloped. This is essentially our request.

Hadden: Board, any questions? Is anybody here wishing to comment about this case? I'll entertain a motion.

Montgomery made a motion to approve C-41-21 for public hearing. Fine seconded the motion. Motion carried unanimously.

15. **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)

Randy Boyter was present.

Boyter: I'm Randy representing Mr. Widmer. I'm with Mitchell Construction. He is trying to get it zoned. To be honest, he is not wanting to do all of the landscaping in the front and stuff. The only way he could do this was getting it approved agriculture over commercial. That was his main concern because it is for personal use for him to put his tractors, trailers and stuff like that in.

Hadden: Board members, any concerns? Mark, any questions from you?

Montgomery: I was just wondering where it was exactly. I'm still trying to find it on my ...

Boyter: I can't think of the business across the street from it on Sligo Road. It's actually the address...

Montgomery: We just have a farm on Sligo Road. I was wondering how close you were to it.

Hadden: It's a little ways down.

Boyter: 3475 Sligo Road.

Hadden: I don't have any concerns? This is a public forum, anyone wishing to express concerns about this particular project? Hearing none, can I get a motion?

Beaty made a motion to approve P-22-21 for public hearing. Montgomery seconded the motion. Motion carried unanimously.

**G. APPROVE MINUTES**

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

**H. OLD/NEW BUSINESS**

Carlotta Askew-Brown stated that there will be a Special Call Meeting for the budget on Monday, August 16.

**I. PUBLIC COMMENTS - NON AGENDA ITEMS**

MPC Board members discussed what authority the MPC may or may not have in reference to the requirement of sidewalks on future projects and what responsibilities the parish has to require sidewalks when the parish requires the addition of a street. Neil Erwin was present to address the Commission.

**J. ADJOURN**

Dave Hadden adjourned the meeting at 3:00pm.



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Dave Hadden, Chairman