



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, September 12, 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:

Donnie McDaniel
Mark Montgomery

OTHERS PRESENT:

Carlotta Askew-Brown	Scott Sinclair
Jayne Gilmour	Neil Erwin
Carolina Blunck	Clay Carlisle
Joni Blythe	Charlie Coyle
Ron Barmes	Bump Skaggs
Jeff Raley	
Howard Davis	
Juan Ybarra	

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

Jayne Gilmour called roll and stated a quorum was present.

C. APPROVE AGENDA

Hadden made a motion to add the application as item #10, C USE-000088-2022. Beaty seconded the motion. Motion carried unanimously.

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

D. PUBLIC HEARING/ACTION

- C-USE-000051-2022** - The application of Michele Vascoe, Bank of Coushatta, requesting a 20' front landscaping buffer waiver located at 4200 Benton Road, Bossier City, Louisiana. (northeast corner of Benton Rd. and Brownlee Rd.) (City Council District 5) (Police Jury District 6)

Joni Blythe was present.

Blythe: We sent the original permit back in January of 2021 which was approved. We opened in November. I believe we included a letter that states our reason for the waiver.

Schuldt: From our standpoint, it is going to be difficult to waive all of the requirements. We will have to have some landscaping along Benton Road. That would be something you could work out with the staff. We understand some of your concerns but it would be difficult to grant a complete waiver. You would need some landscaping primarily along Benton Road and maybe some just as you turn the corner. It would not be the entire amount but we do need some landscaping there.

Blythe: I can just get with Carlotta on the minimum requirements that we will have to meet?

Schuldt: Yes.

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

Fine made a motion to deny C-USE-000051-2022 Beaty seconded the motion. Motion carried unanimously.

4. **C-PUD-000042-2022** - The application of Ron Barmes for an Amended PUD being 2 acres, more or less, for Ban Suk Korean Baptist Mission located at 2219 Brownlee Road, Bossier City, Louisiana for a proposed church and multipurpose building expansion. (City Council District 5) (Police Jury District 6)

Ron Barmes was present.

Barmes: We tore down an old building that was built back in the late 50's. We want to put in a new multi-purpose building that will have a classrooms on the right side, and a kitchen and bathroom on the left side. Where part of the building was will become a parking lot.

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

Hadden made a motion to approve C-PUD-000042-2022. Beaty seconded the motion. Motion carried unanimously.

5. **P-PUD-000046-2022** - The application of Ryan Estess, Raley and Associates, for an Amended Planned Unit Development for the proposed expansion of Providence Classical Academy, being 38.44 acres, more or less, located in Sections 4 and 5, Township 18 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Jeff Raley was present.

Schuldt: Looking at the new masterplan and the site plans you provided, our concern would be the stack space for parents getting them off of Old Brownlee Road. Does this driveway plan that you are showing accomplish that?

Raley: Yes, it should. The long drive onto the south piece of property they just bought... that is the planned drive...

Hadden: So they come into that small circle at the front of the school and work their way out?

Raley: That is where the currently come through. The new drive will be down here circling...

Hadden: You will have them circling back through that parking lot?

Raley: That is the plan. Like you said, it gets them from stacking out into Brownlee.

Hadden: So you will have a que on the south side?

Raley: I am not sure which direction they are going to circle but we are going to circle them to keep them from stacking on Brownlee Road.

Askew-Brown: If you que them to go north do you require them to go south or are they able to go back north and come back out off on Wemple?

Howard Davis was present.

Davis: So right now in the mornings we send them all to the south which helps with that intersection. In the mornings it's a big deal because everybody is trying to get to work and such, in the afternoons we haven't found it to be a big deal for them to go either way. But yes we would stack it on the south side especially in the afternoons because that's when stacking would become a problem. In the mornings we can crank them through pretty quickly but in the afternoons having carlines go from the south to the north.

Hadden: How many students are expected with this addition?

Davis: So right now we have around 635 students. The max would be 1000 students so we won't be adding a lot of new students but it would be a kind of yearly growth. Long term, the max would be 1000 students.

Schuldt: Would the start times for the existing school and the high school be the same time?

Davis: That's a great question. So the main thing for us is to make sure everyone can get in and out safely on Brownlee to make sure things function efficiently. We probably would start stacking times, beginning next year before we build just to be sure everyone can get in and out.

Schuldt: Any plans to buy the piece of property in the middle?

Davis: We would love to but they are grandparents at the school and they love being there so, we've asked for first right of refusal for them if they would like to sell it.

Schuldt: Jeff, what about drainage for the new addition? Does that change anything from the original drainage plans?

Raley: No, we have additional detention pond planned for the new addition, yes.

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

Beaty made a motion to approve P-PUD-000046-2022. Fine seconded the motion. Motion carried unanimously.

6. **P-LAND-000047-2022** – The application of Ryan Estess, Raley and Associates, for a Conditional Use Approval for Providence Classical Academy, 38.44 acres, more or less, located in Sections 4 and 5, Township 18 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Jeff Raley was present. Howard Davis was present.

Askew-Brown: What is the anticipated start date for construction?

Davis: We would love to start January or February of 2023.

Schuldt: So, soon. And the plat is simply just an amended plat incorporating those lots into one single lot?

Raley: Yes, they are just putting all their new property into one tract.

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

Hadden made a motion to approve P-LAND-000047-2022. Beaty seconded the motion. Motion carried unanimously.

7. **P-PLAT-000048-2022** – The application of Ryan Estess, Raley and Associates, for an Amended Plat, Providence Classical Academy Subdivision, being 38.44 acres, more or less, located in Sections 4 and 5, Township 18 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 6)

Jeff Raley was present. Howard Davis was present.

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

Fine made a motion to approve P-PLAT-000048-2022. Beaty seconded the motion. Motion carried unanimously.

8. **P-LAND-000062-2022** – The application of Juan Ybarra for a Conditional Use Approval for a 12' x 54' manufactured home to be used as living quarters at an industrial site located at 3360 Sligo Road, Bossier Parish, Louisiana. (Police Jury District 1)

Juan Ybarra was present.

Schuldt: Is there an existing mobile home on the property or will you be moving one in?

Ybarra: I moved one in. A small, 12' x 54'.

Schuldt: Carlotta is this for a certain period of time or?

Askew-Brown: Is the plan is to construct a home later?

Ybarra: If permitted, yes. If not, it would be temporary.

Askew-Brown: Tell us about your agreement with Mr. Newell with you and the property.

Ybarra: Me and Mr. Newell have an agreement if everything works out for me. I would be able to purchase part of the back land where I'm at right now and proceed with my house if I can.

Hadden: So it's his property and you provide security and maintenance for the land. So is the mobile home currently on site?

Ybarra: Yes sir.

Hadden: No utilities hooked up yet though, right?

Ybarra: No sir

Schuldt: Carlotta are there any other issues with the property?

Askew-Brown: No

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

Hadden made a motion to approve P-LAND-000062-2022. Fine seconded the motion. Motion carried unanimously.

9. P-30-22 - The application of Kimberly McCormick, MCMC Development, LLC, for a Minor Plat, MCMC Subdivision, 133.69 acres, more or less, located in Sections 1 and 2, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Scott Sinclair was present.

Sinclair: I am here on behalf of MCMC. This is a plat that was actually submitted in May. It should have been on the June agenda but it was taken off. It is a single lot subdivision. It combines several other tracts that have never been subdivided before. This is a minor plat. There are no streets involved, no

infrastructure involved. To clarify, we were involved in a meeting with this group before this meeting and one issue that came up was a submission of a revised plat this morning that did two things. It made clear that this was a minor plat and included the base flood elevation on the map, which was something that was requested from the parish engineer's office. So other than no changes have been made and also let me make clear to this body that if there is any concern about those revisions that we will certainly rely on the application for a minor plat that was made back in May. So we would ask that you take this up and confirm and approve this plat. Any questions for me?

Schuldt: Scott I do appreciate your comments and I know that this body had this discussion earlier with you and your client and the city and parish and there's a number of issues that we haven't had time to get into as a body to explore any changes that we make today or anything that we approve today, what impact that have for other properties for that area so with that I feel like we would need to postpone this 30 days or until the next meeting.

Sinclair: So let me address that. Obviously that's your prerogative to do but I wanted to make it clear that my clients are not in agreement with a further postponement. Also it is my understanding there's some issues between my clients and the parish but we did not believe they affect what this body does. So we think that this body is presented with the fully complaint plat and should be approved based on its own merits, not how it will effect some other property that is not a part of this application and not even part of the litigation between my clients and the parish.

Schuldt: I understand that and I think my standpoint is were not crystal clear yet, so we would like to be.

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

Askew-Brown: Just for clarification, for plats we can either approve or deny them is that correct Neil?

Irwin: Yes, that is true. There's a reason as to why this matter was not on an earlier agenda and that is because it is an active litigation and is only before you because of an agreement with prior council that it could be heard. Mr. Sinclair and I have already spoken and since there is a trial date of November 22nd that there may be an avenue to not have to upset that trial date and to get whatever action you may take or the police jury may take before the judge on the 22nd without any delay which is a concern of the McCormick's. I will do all I can to try to accommodate that. I think this 30 day continuance so you're more comfortable with the issues, because there was a significant statement made this morning that was not made before, by Mr. Coyle on behalf of the applicant which is they will not build any streets in this subdivision. They were going to rely on a driveway that they plan to have and that is significant information that I think you would need to consider. I think it's appropriate to give yourself some time to get up to speed on all the issues involved in that, and the implications of that statement. Thank you

Hadden: We can vote to delay but if the client want to proceed today do we have to do a vote? Can we legally delay the vote?

Irwin: You can legally delay it, It's up to you because they submitted a revised plat. There was a statement made earlier in terms of the so called shot clock, in terms of how long you had to deal with a subdivision, but a new revised plat was submitted this morning and you can't un-ring that bell. You have the opportunity to delay this until the staff has a chance to consider the implications of the filing and the memo that was filed today and then deal with it better informed next month.

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

Beaty made a motion to delay P-30-22 due to late submittal of pertinent information until the next meeting. Fine seconded the motion. Motion carried unanimously.

10. Add On:

C-USE-000088-2022 - The application of Matt Atkins for a Temporary Use Approval to place a 14'52' modular building at 4713 Hazel Jones Road, Bossier City, Louisiana. (City Council District 4) (Police Jury District 5)

Clay Carlisle was present.

Askew-Brown: You can explain what is going on out there.

Carlisle: We are just wanting to put in a temporary office on the west side of our building. We have just outgrown it and hope to find a long term solution but this would be maybe a 12 month solution.

Schuldt: Are you requesting a specific time period?

Carlisle: No sir.

Askew-Brown: In the letter of intent is states we anticipate it taking twelve months to build another facility. So for a temporary use, we can only approve up to a year at a time.

Schuldt: Alright, so why don't we just do the maximum for a 12 month approval.

Askew- Brown: If you need more time you would need to come back.

Carlisle: Understood.

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

Hadden made a motion to approve C-USE-000088-2022 granting a Temporary Use Approval for 1 year. Fine seconded the motion. Motion carried unanimously.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

11. **C-ZON-000053-2022** - The application of Jeremy Knicely, Sealy Real Estates Services, for a Zoning Amendment to change the zoning classification of a certain tract of land, being 23.9 acres, more or less, from R-A (Residential Agriculture) to R-MD (Residential Medium Density) located in Sections 10 and 11, Township 19 North, Range 13 West, Bossier Parish, Louisiana for a proposed Townhome Development. (City Council District 5) (Police Jury District 5)

Jeff Raley was present.

Raley: I can answer any questions you might have.

Schuldt: Jeff this property is just north of the overhead power transmission?

Raley: Yes

Schuldt: So it doesn't drop down below it?

Raley: No that's ours southern boundary.

Hadden: There were 2 different semantics and they changed?

Beaty: The detention pond is on one and it's not on the other.

Raley: There's no detention required on this track.

Schuldt: So were looking at 200.

Askew-Brown: Just 200.

Schuldt: And on the first site plan it did show interior ponds for drainage collection so where is that going to be on this new plot?

Raley: There will be no detention ponds.

Hadden: You said that's not required?

Raley: Not required by the city. Yes

Hadden: That sure did hold a lot of water, as a kid growing up. Everything was under water but all of a sudden it doesn't?

Raley: The owners managed to get a good study done.

Hadden: Okay.

Schuldt: I'm familiar with the architect, Humphries. They are a national reputation for multi-families.

Schuldt: So it took 200 individual townhomes and these are all for rental no purchase so no individual plotting is required?

Raley: Correct, I mean some of them are duplexes or triplexes but yes.

Hadden: I can tell you this is a beautiful drawing, it is going to be a nice project.

Raley: We sure hope so. It will be done in continuous phases and I hope that we will get it all on the ground pretty quickly.

Hadden: When do you think you might start?

Raley: As soon as we passed all the zoning and all.

Hadden: Early 2023?

Raley: Probably so, hope so.

Schuldt: Carlotta does this go to the parish?

Askew-Brown: No it's in the city.

Raley: All in the city.

Askew-Brown: So yes it will go to the city.

Schuldt: If we approve this it will come back to us in a public hearing correct?

Raley: Yes this is just our preliminary hearing.

Hadden: So the airplanes going over?

Askew-Brown: That's on them. It is in the 70 decibel noise area. Usually the study states that you should add some additional mitigation to help with the noise nuisance, increase your R value, double pane windows and things of that nature. Just so they know it's going to be a little noisy

Raley: Right, the architects are aware of all that.

Schuldt: Carlotta will this affect the timing of traffic lighting innovation and swan lake?

Askew-Brown: No.

Raley: We just got the traffic report back on Friday and they're not going to require any modifications on either end. Up by Greenacres or at Swan Lake. No modifications required.

Askew-Brown: The light at innovation, there are some supply chain issues there. They are ready, they have pieces parts but not everything. That's why if you go north you will see all the lights that are covered, they can't get all the parts to make them work so it's just a supply chain issue.

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

Hadden made a motion to approve C-ZON-000053-2022 for a public hearing. Beaty seconded the motion. Motion carried unanimously.

12. **C-ZON-000050-2022** - The application of James Cummings for a Zoning Amendment to change the zoning classification of certain tract of land, being 2.81, more or less, from R-LD (Residential Low Density) to B-1 (Business Office) located at 2709 Old Minden Road, Bossier City, Louisiana for commercial marketing and sale purposes. (City Council District 2) (Police Jury District 9)

Jeff Raley was present.

Cummings: Good afternoon. I am James Cummings and own the property at 2709 Old Minden Road, 2.198 acres. We have the property for sale and have sold it. We have a contract on it subject to this zoning request.

Schuldt: Glad to see it. I think it is the perfect location for B-1 zoning.

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

Hadden made a motion to approve C-ZON-000050-2022 for public hearing. Beaty seconded the motion. Motion carried unanimously.

13. **C-ZON-000056-2022** – The application of Staci Gray, Coyle Engineering, for Zoning Amendment to change the zoning classification of a certain tract of land being .661 acres, more or less, from R-LD (Residential Low Density) to B-3 (General Business) located in Section 14, Township 18 North, Range 13 West, Bossier City, Louisiana for a proposed trades multi-tenant building. (City Council District) (Police Jury District) \\\

Charlie Coyle was present. Bump Skaggs was present.

Coyle: I can answer any questions you might have. The developer is here too, Bump Skaggs.

Schuldt: This zoning is certainly consistent with what's across the street on the four corners. I think our only comment would be at some point prior to occupancy along the west side where you abut residential property, south side where you abut residential property that we have a significant screen wall.

Coyle: Yes

Schuldt: What we've done in the past, typically, is probably be a 7 ft. masonry or something.... that's what we've done in the past.

Coyle: He's planning on some kind of fencing there.

Skaggs: We had planned a wood fence or whatever this body feels is necessary there.

Schuldt: I think given this is B-3 something that's solid masonry that's not going to deteriorate would be what we would be looking for.

Skaggs: Yes sir

Schuldt: So it's a single building?

Skaggs: Yes it's about 181 ft. by 45 ft. wide.

Hadden: Is it going to be multiple tenets or one tenet?

Coyle: Multiple, yes sir

Schuldt: With the use, do you anticipate any regular hours or any noise?

Skaggs: Basically its mini flex space, kind of a startup type situation for your service industry type folks. Maybe a one or two man plumbing operation, HVAC or landscape. Where they can take their truck and trailer out of their driveway. Have an office space to utilize for the bathroom and then the shop for storage. It not a long term spot for someone who is growing their business but it's an opportunity for a lower rent for them to get their feet under them and create economic development in the same capacity.

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

Beaty made a motion to approve C-ZON-000056-2022 for public hearing. Fine seconded the motion. Motion carried unanimously.

14. **C-ZON-000072-2022** - The application of the Bossier City – Parish Metropolitan Planning Commission requesting to amend the Bossier City– Parish Unified Development Code, Article 6.7.5, Firework Sales, to correspond with the City of Bossier City Ordinance 51 of 2005, Section 38.294.h with regard to retail sales of fireworks within the corporate limits of the City of Bossier City, LA.

Carlotta Askew-Brown was present.

Askew-Brown: Carlotta with the MPC. Over the last several years we've just had a lot of discrepancy with when firework stands can operate and we've had just as difference of code with the city and the MPC and its been decided the MCP code such match what the city has to eliminate that confusion. Firework stands are highly regulated and we just want to eliminate that confusion going forward.

Schuldt: So this is just to move this forward to public hearing?

Askew-Brown: Correct

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

Hadden made a motion to approve C-ZON-000072-2022 for a public hearing. Fine seconded the motion. Motion carried unanimously.

G. APPROVE MINUTES

Hadden made a motion to approve the minutes from August 8, 2022. Beaty seconded the motion. Motion carried unanimously.

Fine made a motion to approve Special Call Meeting minutes. Beaty seconded the motion. Motion carried unanimously.

H. OLD/NEW BUSINESS

Askew-Brown: I do have one item that is new, the Bossier MPC has been invited to BC to DC, which is something the Chamber of Commerce does every year and this gives Bossier City the opportunity to talk about what we need specifically and talk to our legislators. So I have been invited to that, we actually pull out next week for 4 days. As a part of that we have lots of sit downs and dinners and lunches with them at the end of that the Chamber of Commerce would like to bill us individually for the things that we offer at that time so I will be looking for you to make a special exception. The per diem that we get probably won't cover what she will send me at the end of that. It will exceed what you usually give for that. If you want I can bring that back at the next hearing so accounting will have something to cover it.

Hadden: Which budget does it come out of?

Askew-Brown: It will come out of ours. We have a travel and expense budget. Usually we have a per diem per person but this is unique. It's going to exceed what we typically get so I just want you to be aware. It's an excellent opportunity for us to outline the issues that we are having in Bossier directly.

Schuldt: I'm fine with that.

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN



Art Schuldt, Chairman