



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, September 13, 2021

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

MEMBERS PRESENT:

Travis Beaty
James Fine
Donnie McDaniel
Art Schuldt

MEMBERS ABSENT:

H B Brual
Dave Hadden
Mark Montgomery

OTHERS PRESENT:

Carlotta Askew-Brown,
Daniel Besinaiz,
Jayme Gilmour
Christian Mudd
Julie Sullivan
Reggie Lewis
Ryan Estess
Andrew Head
Jeff Lowe
Joe Partain
Steven Crawford
Joshua Lee
Paul Patton
Justin Marbut
Theresa Miller
Neil Erwin

A. CALL TO ORDER

Art Schuldt called the meeting to order at 2:00 p.m. Donnie McDaniel gave the invocation. Travis Beaty led the pledge of allegiance.

B. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

C. APPROVE AGENDA

McDaniel made a motion to accept the agenda. Fine seconded the motion. Motion carried unanimously.

D. PUBLIC HEARING/ACTION

2. P-42-21 – The application of Christian S. Mudd, Pine Ridge Investments, for a Zoning Amendment to change the zoning classification from B-1 (Business Office) to B-3 (General Business) on 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 that he would be recusing himself from the file.

Christian Mudd was present.

Mudd: We are looking to build a small scale retail commercial facility there on the corner of Duckwater and Swan Lake.

Schuldt: You are requesting B-3, is that right?

Mudd: Yes.

Schuldt: Do you have a tenant identified yet?

Mudd: We have a few in mind. I've also got a commercial property out in Haughton. Some of those tenants have expressed interest in coming out there. They have asked that we not disclose their names at this time being that we have not formally signed any leases. I'd like to keep that private. There is a reason we are requesting B-3 for all business activity.

Schuldt: Normally we would not accept it unless there is a tenant identified.

Mudd: There are a few, like I said. I've got another space out in Haughton where we have Sterling Spirits which is my liquor store that I own. We've got Stacked and Tossed which is sandwich shop and then Johnny's Pizza House.

Schuldt: I guess I would like to see one of those come before us. There is a difference between a Johnny's Pizza and a liquor store. I think the residents would want to have some input on that. Would you accept a B-2 in the interim? Then we could upgrade to a B-3 once you have specifics.

Mudd: That is possible. What would you want to see before we did upgrade to that B-3? Would you want to see a signed lease? What exactly would you be looking for?

Schuldt: Just evidence that you have a commitment from a tenant to move into that space.

Mudd: I believe you are right. There is a big difference. One of the problems I think we are going to face is trying to attract new business. Let just say we get asked are you B-1, B-2 or B-3 and we say B-2 and they aren't sure if we could be a B-3. You see where that could possibly be a complication for me?

Schuldt: We approved B-3 across the street primarily because we knew what was going in there at the time.

Mudd: You see where the hesitation could possibly come though from a potential tenant signing with me being that they are nervous that we can't get a B-3 even though you have approved it before. Who is to say you would do it again? Not to say that you wouldn't and not saying there is precedence for or against. As a developer I would like to say I am already B-3.

Schuldt: From our standpoint, we don't like to do speculative B-3 zoning unless we have an actual need for it.

Mudd: I understand. We have had a few express interest but there are no signed leases yet.

McDaniel: I would comment that I don't think we necessarily need a signed lease but it would be good to have.

Mudd: I understand. I own the liquor store that is out in Haughton. I own the development as well as the actual liquor store inside the development. Right now, we do not have plans to move out there with the liquor store itself. In the future, there is a good possibility but right now I don't think there is a demand for it. There are no plans currently to move out there. Could that change in a month? Could that change in six months? Sure. Right now, we have made no plans to do that.

Schuldt: I guess my question is would you accept a B-2 for today?

Mudd: Yes sir.

McDaniel: Well for clarity, Travis had to recuse himself. We don't have a quorum.

Askew-Brown: Just to explain what has happened. Mr. Beaty has recused himself. With that recusal we do not have a quorum to make any actions on this case. So we can put it on the next agenda in October.

Mudd: Is there any possible way to do a special meeting between now and then? That backs me up as a developer going another 30 days. Now I have to wait 30 plus 30 for the City Council Meeting. We have already been waiting for this for a while. I understand you don't have a quorum for this.

Askew-Brown: The earliest we could do... we could advertise it next week. We would have to wait ten days after that which would put it on an October 4th agenda which is a week before we meet here. Yes, we can do that for you if that is what you want to do but it will save you a week.

Mudd: Would it save me any time getting to the City Council after that?

Askew-Brown: Police Jury? It may or may not. I would have to look at their calendar and see where their meeting dates fall. It would save you a week on this end.

Schuldt: That is an option open to you.

Mudd: Is there a way that you could look into that Ms. Carlotta?

Askew-Brown: Yes.

Schuldt: Is there anybody in the audience that is here that would like to speak on behalf of this application. If not, we will just move the matter either to a Special Call Meeting or next month's agenda.

3. **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 2704 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.

Sullivan: I am here to request that D'Shays Lounge be changed over from B-2 to B-3.

Schuldt: It has been there a long time.

Sullivan: 23 years

Schuldt: This appears to be more of just housekeeping, correct Carlotta?

Askew-Brown: Yes.

Schuldt: This is a public hearing. If there is anyone here who would like to speak for or against, please come forward. I'll entertain a motion.

MPC Board Member Beaty made a motion to approve C-36-21. Fine seconded the motion. Motion carried unanimously.

4. **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: Our client currently owns three continuous lots on the corner of Hickory Ridge and Shed Rd. The middle lot which was formerly a Fred's store has now been converted to medical facility. There is a lot on either side of it that is still remaining as R-A. It is our clients desire to get all three lots zoned B-2 so that it matches the center lot. Of course the future holds additional medical facilities, so it would be in our best interest to get all three lots the same zoning.

Schuldt: Any comments or questions? This is a public hearing so if there is anybody that would like to come forward and speak, please do so now. If not, I will entertain the motion.

McDaniel made a motion to approve C-41-21. MPC Board Member Beaty seconded the motion. Motion carried unanimously.

5. **C-56-21** – The application of Reggie Lewis, Raley & Associates, for an Amended Plat, WK Stockwell Health Park, being 7.452 acres, more or less being Lots, 1, 2 and 3 of Supreme Sweet Subdivision, located in Section 7, Township 18 North, Range 12 West, Bossier City, Louisiana. (City Council District 4) (Police Jury District 5)

Reggie Lewis was present.

Lewis: This is basically the same application just for amended plat to combine single lot. Comments from the board? Any comments from the public? I will entertain a motion.

McDaniel made a motion to approve C-56-21. Fine seconded the motion. Motion carried unanimously.

6. **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)

Applicant was not present.

McDaniel made a motion to delay P-22-21 to end of the meeting. Fine seconded the motion. Motion carried unanimously.

7. **C-45-21** - The application of Ryan Estess, Raley & Associates, for an Amended Plat, Innovation Park Unit 1, being 30 acres more or less, Lot 5 and a portion of Lot 6 of Miciotto Park Unit No. 2, located in Section 11, Township 18 North, Range 13 West, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Ryan Estess was present.

Estess: Ryan Estess, here on behalf of the applicant or the owners to request a minor plat. I will answer any questions you may have.

Schuldt: Again this is just combining plots, Ryan is that what we are doing?

Estess: Yes sir. And changing the name, it used to be Miciotto Park and they are rebranding and it is calling it Innovation Park Unit 1, 30 acres.

Schuldt: Any questions from the board? This is a public hearing if there is anybody who would like to speak on behalf of C-45-21 please come forward. If not I will entertain a motion.

McDaniel made a motion to approve C-45-21. Fine seconded the motion. Motion carried unanimously.

8. **C-47-21** – The application of Andrew Head, H & H Hospitality, for a Conditional Use Approval for the sale of high and low content alcohol for on premise consumption at a restaurant located at Fuzzy's Taco Shop, 4600 East Texas Street, Bossier City, Louisiana. (City Council District 4) (Police Jury District 8)

Andrew Head was present.

Head: I'm Andrew Head, owner of H&H. I'm planning on opening Fuzzy's Taco Shop, the old Sue's Country Kitchen.

Schuldt: Any questions from the board? This is a public hearing if anyone would like to come forward and speak for or against C-47-21.

Askew-Brown: When is the anticipated opening date?

Head: The first couple of weeks in December.

Schuldt: I will entertain a motion.

Fine made a motion to approve C-47-21. MPC Board Member Beaty seconded the motion. Motion carried unanimously.

9. **C-48-21** – The application of Jeff Lowe, The Fortis Company, for a Planned Unit Development, 1.8 acres, more or less, located south of Marlena Street at the dead end of St. Lucy Street, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Jeff Lowe was present.

Lowe: I'm Jeff Lowe with The Fortis Company. This is to build two small buildings that are directly across the street from Munoz Place on St. Lucy. It is just extending what we have already done over there on the other buildings.

Schuldt: The plan looks good. Landscaping and everything that you presented looks good. Any questions from the board? This is a public hearing. Is there anybody that would like to come forward and speak for or against C-48-21? I will entertain a motion.

MPC Board Member Beaty made a motion to approve C-48-21. Fine seconded the motion. Motion carried unanimously.

10. **C-49-21** – The application of Ali Shah for a Conditional Use Approval for a 10' landscape buffer reduction located at 1421 Airline Drive, Bossier City, Louisiana. (City Council District 3) (Police Jury District 9)

Joe Partain was present.

Partain: I'm Joe Partain, architect for Mr. Ali Shah for a retail strip center that he is putting in there on Airline Drive. Due to the depth of the building, we had to request a landscape buffer. There are no landscape buffers along there so we are looking forward to having some greenery along there.

Askew-Brown: Just so you know, this is just for the buffer reduction.

Schuldt: You are able to maintain a 25' buffer on the rear?

Partain: Yes.

Schuldt: It is a major improvement. As far as architectural standards, Carlotta?

Askew-Brown: it is fine.

Schuldt: Any questions from the board? This is a public hearing if anybody would like to speak for or against C-49-21 if you would please do so. I will entertain a motion.

MPC Board Member Beaty made a motion to approve C-49-21. Fine seconded the motion. Motion carried unanimously.

11. **P-45-21** – The application of Steven Crawford, Crawford Farms, for a Miscellaneous Request for a major street yard setback reduction for a proposed greenhouse accessory structure located at 4809 Benton Road, Bossier City, Louisiana. (Police Jury District 5)

Steven Crawford was present.

Crawford: We are here to talk about the 30' x 80' greenhouse. We have completed the big building and now would like to move to the greenhouse part. It was on the original set of blueprints as a proposed project in the future. It is out in the parish, not in the city limits. We have added some decorative things on the front like rock and shiplap on each end.

Schuldt: If you could describe the structure... I assume it is a steel structure. What is the greenhouse material itself? Is it plastic sheeting?

Crawford: It would be plastic sheeting over the sides and there would be curtains that rolled up and down to accommodate the plants that will be in the greenhouse. The ends have been decorated to meet requirements. We want to keep Benton Road pretty. The plants that will be in there will be beautiful plants similar to the ones we just put in front of the building. They will be in the greenhouse and visible from the road at times when the curtains are up.

Beaty: Will you sell out of this building?

Crawford: We will not sell out of it, no sir.

Schuldt: Mr. Crawford, has the staff gone over with you our architectural standards?

Crawford: The staff?

Askew-Brown: We have worked with Mr. Coleman, his contractor and not necessarily directly with the owner. He understood that is the reason why we had to bring it before the board because it doesn't meet the architectural standards for the zoning classification that this sits on. Right now, this case is just for the major street yard setback.

Fine: We can approve the setback without approving the architectural standards?

Askew-Brown: You could.

Schuldt: I can appreciate the tight sight and wanting to improve that property. Is there any discussion from the board on this first one?

McDaniel: It is an unusual piece of property. They will have to be creative.

Schuldt: Let's discuss both of the items.

Jayme Gilmour read aloud P-46-21.

Schuldt: Speaking for myself the issue I have is this is a huge departure from our architectural standards. My concern would be setting a precedent with any future development with other applications.

Fine: I agree. I have no problem with the setback. With Willis Knighton, we approved the first application and take the second one under consideration until they provide an architectural plan on what they are going to do to get approve. Like Art said, what was seen is a departure from what is required and I don't think it conforms to architectural standards for what you are actually proposing at this point and time.

Crawford: Ok. We would be willing to meet the architectural requirements. There is a competitor down in the city limits, Ellis Gardens, and we are offering a much prettier building than what they have. We are outside the city limits, so we are no different than a farmer and this is an agricultural project also. I would be no different than a farmer building a barn out there. Whatever the requirements are, we are willing to try to meet that.

Schuldt: I guess the question is whether or not a greenhouse could meet the standards.

Askew-Brown: Yes. That is what Mr. Coleman and I discussed. We talked about putting a brick facade or putting a fence up front and including some landscaping.

Crawford: We would be willing to do that. We could add a rock wall up high enough in the front that would not affect the growth of the plants. I wouldn't want to be held to a higher standard than Ellis Gardens which is inside the city limits. I do have pictures of their metal structure if anyone is interested in that.

Schuldt: Those pictures that you are talking about would be not what you are proposing?

Crawford: No. It is what Ellis has. We are proposing a much prettier building than what Ellis has.

McDaniel: Where is Ellis located?

Crawford: Ellis is on Benton Road down closer to the car dealerships.

McDaniel: They have what used to be a pool store. Are you talking about the buildings in the back?

Crawford: They have a metal structure to the side of the building that faces closer to the street. It runs along the side of the main building.

McDaniel: I don't recall the building. They may have added this. I just do not recall that. There again, I have not purposely looked for it either.

Schuldt: It would probably help us because we have nothing to look at. It may be more appropriate that we simply just vote on the first one, the major street yard setback reduction. Then next month let's see a better drawing of the materials of what you are proposing in lieu of that some type of screen wall or landscaping or what that consist of. I don't want to have to vote on it today because I don't have enough information.

McDaniel: I would give us a chance to go by and take a look at Ellis Garden. I agree with you, we don't want to hold you to a higher standard than someone else. I also agree with Carlotta, if we have something else to look at... landscaping. We do have an architectural standard that we need to uphold for everybody. If we could do the setback today and then do the structural side of things at a later time.

Schuldt: I will ask for any public comment to P-45-21.

Marti Brooks was present to address the commission.

Brooks: I live across the street from this. What do you mean by major street setback?

Askew-Brown: There is a setback on major arterials like Benton Road or Airline Drive or Barksdale. It is required that the building itself be 50 feet off of the road. Off the right-of-way.

Brooks: I have no problem with the greenhouse. Because we are out in the open, anytime we hear a hurricane we have to watch it close because the remnants of it can fly up to 60 miles an hour out where we are. I just wanted to make sure that I do not have to worry about the building remnants flying into my home.

Schuldt: Are there any other comments on the major street setback? I will entertain a motion.

McDaniel made a motion to approve P-45-21. Fine seconded the motion. Motion carried unanimously.

12. **P-46-21** – The application of Steven Crawford, Crawford Farms, for a Conditional Use Approval for an Architectural Standards Review for a proposed greenhouse located at 4809 Benton Road, Bossier City, Louisiana. (Police Jury District 5)

Steven Crawford was present.

McDaniel made a motion to delay P-46-21. Fine seconded the motion. Motion carried unanimously.

13. **C-50-21** – The application of Joshua Lee, JL Builders, LLC, for a Temporary Use Approval for temporary parking for Candace School of Dance located at 4480 Viking Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Joshua Lee was present.

Lee: I am here on behalf of Candace Dance. We are wanting to seek temporary use to gravel an area behind her current parking lot to alleviate parking while we are adding on to her building, and concrete parking lot that area and around down the back to add extra parking. Right now, while we are getting everything together, to help alleviate that, we would like to get permission to gravel that area.

Schuldt: Are you going to be putting SB2 over what is there?

Lee: We are going to degrass what is there. We will come back with 4 to 6 inches of SB2. This isn't a parking lot that will be used all the time. Their biggest problem is when they have an in-house event. Parents show up for that and parking spills over into the daycare next to them. The daycare has pick up and people picking their kids up in the evening and it becomes quite clustered there in the evening times. She originally met with me looking to add parking there, to concrete that area. She said she wanted to add on to the building too. I said it would be better for us to do that all at the same time but we could see, if in the meantime, we could do something to help with the parking until we get to that point.

Beaty: What kind of time line are you looking at?

Lee: I would hope to be under construction within the next year. It all depends on getting plans drawn and done and go through the whole process. She does have one thing she needs to hash out to make sure everything is done and

cleared before she makes major improvements. They are in the process of that. Before she added on to the building, she wanted to clear that up first. We should be under construction within this timeline. I asked for a year on this but that should be more than enough. We should be under construction hopefully by late this year or early spring.

McDaniel: Here is what I propose. I propose to give you six months. Then you can come back in and get another six months as long as you are progressing with some plans and things that are going forward. The reason for that is there has been times when we have granted something and it ends up being permanent.

Lee: Even here with the year, I told her we are asking for a year. If at a year we have not made a move on this, you are going to have to pull it all back up. It would be gone. That is not an expense she would want to incur. Six months is perfectly fine.

Schuldt: If you need more time after six months...

Lee: By then we should have all of the preliminary stuff rolling through so that we have something for you and you can see what we have going on.

Schuldt: Any other comments? This is a public hearing. Would anyone like to speak on behalf of C-50-21? I will entertain a motion.

McDaniel made a motion to approve C-50-21, temporary use approval for six months. MPC Board Member Beaty seconded the motion. Motion carried unanimously.

14. **C-51-21** – The application of New Cingular Wireless, PCS, LLC, for a Conditional Use Approval for 31' small cell tower located at 5401 Shed Road, Bossier City, Louisiana. (City Council District 4) (Police Jury District 5)

Applicant was not present.

MPC Board Member Beaty made a motion to delay C-51-21. Fine seconded the motion. Motion carried unanimously.

15. **P-47-21** – The application of Paul Patton for a Minor Plat, .017 acres more or less, located in the southeast quarter of Section 4, Township 18 North, Range 12 West, Bossier Parish, Louisiana (Located on the East side of Bellevue Road, North of US Hwy. 80) (Police Jury District 2)

Paul Patton was present.

Patton: This is a very small plot of land that I am buying from my neighbor. For some time I had a question about our carport being pretty close to the

property line. I had a survey made and I am about a foot and a half over the line. I proceeded with this to have this change for my property.

Schuldt: Sounds like a good idea. Any comments? This is a public hearing if there is anybody like to speak on behalf on P-47-21, please come forward. I'll entertain a motion.

MPC Board Member Beaty made a motion to approve P-47-21. McDaniel seconded the motion. Motion carried unanimously.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

16. **C-53-21** – The application of Peter Hays, Cross Keys Bank, for a Zoning Amendment to change the zoning classification from R-A (Residential Agriculture) to B-2 (Limited Business) on a certain tract of land being 1.079 acres more or less, being a portion of Lot 3, Miciotto Park Unit No. 2, Bossier City, Louisiana. (City Council District 5) (Police Jury District 5)

Ryan Estess was present.

Estess: I am here on behalf of Cross Keys Bank for a rezoning. This is just a preliminary hearing for rezoning on a 1.079 acres tract in Innovation Park Unit 2 which will be coming before you next month for approval.

Schuldt: I know this is just for zoning as far as the access drive off of Swan Lake Road and its potential connection to Innovation. That has not been settled yet. Is that correct?

Estess: That is correct. We are working with the City of Bossier... they were granted access to Swan Lake Road by the parish some years back and we are trying to come up with a more comprehensive plan for not only this tract, Cross Keys Bank, but the remainder of 5 or 6 acres that will be on the plat that you review next month for a more cohesive master plan that will have integrated parking, cross access and those sorts of things that we want to attempt to discuss with the City and get an approval on conceptually going forward. This first unit, unit 2, Cross Keys, the drive will stop. They are not going to make the connection over to Innovation Drive without the city's approval through a comprehensive master plan. They are trying to approach that. What they are going for is a Shoppes at Bellemead type if you are familiar with that development over in Shreveport where they have the Mexican restaurant and retail shops. They have the raised concrete speed bumps with the brick pavers cross walks. That's what we are going for here. We are working with Kevin Bryant Architecture through a master plan.

McDaniel: Will you have that next time, Ryan? The whole concept of the property?

Estess: We are hoping to have that this week so we can meet with Carlotta and Ben Rauschenbach and Butch and Eric at the parish to discuss that with

them and present it to them for conceptual approval but I can tell you until that time happens they will not be extending it.

McDaniel: What we are looking at is just preliminary.

Estess: Yes.

Schuldt: What is the distance between Innovation Drive and this proposed access directly out on to Swan Lake Road?

Estess: Let's say it is 600 feet from Swan Lake down the drive to Innovation Drive. Let's say its 500 feet. The reason we are trying to come up with a cohesive master plan is we are not wanting anybody to use that as a cut through. We are coming up with a master plan that will be situated that nobody would want to use it as a cut through. In fact, I keep mentioning Shops at Bellmead. They have six points of ingress and egress whether it be on Hwy. 1 or on the bank side to the south and through Bellmead. No one uses that side as a cut through because it would take longer. That's what is going to happen here and what we are trying to promote here. We are working through the master plan. This site layout is not planning on changing other than maybe the connection to the drive, the cross access drive. That would mostly likely change. The internal conveyance around this building with the parking as shown and with the drive through on the back... Everything is going to stay the same on this site other than the driveway connection, the private drive where you see it connects up to the cross access drive. The concept is Shops at Bellmead, higher end retail sort of feel. Going through next month we are going to be meeting maybe next week with Carlotta after we are able to present them something so we can say we are going to stop it here and come up with the plan to be sure cars won't use this as a cut through.

Schuldt: We are voting on just the re-zoning today. Any other questions? Actually this is a preliminary hearing but if there is anyone here who would like to speak on behalf of this, you are welcome to. It will be up for a public hearing if we permit it next month. I will entertain a motion.

McDaniel made a motion to approve C-53-21 for public hearing. MPC Board Member Beaty seconded the motion. Motion carried unanimously.

17. **C-54-21** – The application of Justin Marbut for a Zoning Amendment to change the zoning classification from R-A (Residential Agriculture) to I-1 (Light Industrial) on a certain tract of land being 1.5 acres more or less, being Lots 11 & 12 Whitehurst Subdivision, A resub. of J D Subdv., Bossier City, Louisiana. (City Council District 4) (Police Jury District 8)

Cole Marbut was present.

Marbut: We are trying to change the zoning from Residential Agriculture to Light Industrial for my air conditional company. We do not do residential. We are commercial and industrial. We do a lot of traveling so all of our guys use that as a base to come and meet and get parts and go out to their jobs. This is

what we did in Alexandria last year. We built a shop in Alexandria by going off of the plans and we are wanting to do the same here.

Schuldt: Any questions? This is a preliminary hearing but if there is anybody here that has taken time and want to talk about it, please come forward. If not, I will entertain a motion.

MPC Board Member Beaty made a motion to approve C-54-21 for public hearing. Fine seconded the motion. Motion carried unanimously.

18. **C-55-21** – The application of Theresa Miller, Bonomo Investment Co., LLC, 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 .557 acres more or less, located at 2495 Barbara Street, Bossier City, Louisiana. (City Council District 3) (Police Jury District 10)

Theresa Miller was present.

Schuldt: You are wanting to reduce the zoning to be able to market it better as residential.

Miller: Yes.

Schuldt: I will entertain a motion to move this forward.

MPC Board Member Beaty made a motion to approve C-55-21 for public hearing. McDaniel seconded the motion. Motion carried unanimously.

19. Re-read item 6
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)

Applicant was not present.

Schudt: At some point, does the applicant have to start over?

Askew-Brown: Yes. We will just delay.

Schuldt: I will need a motion to delay P-22-21 until next month.

MPC Board Member Beaty made a motion to delay P-22-21 until next month's meeting with the condition that if the applicant is not present at the next meeting a new application for zoning must be submitted. Fine seconded the motion. Motion carried unanimously.

20. Repeat Item #14

C-51-21 – The application of New Cingular Wireless, PCS, LLC, for a Conditional Use Approval for 31' small cell tower located at 5401 Shed Road, Bossier City, Louisiana. (City Council District 4) (Police Jury District 5)

Applicant was not present.

MPC Board Member Beaty made a motion to delay C-51-21 until next month with the requirement that the applicant be present. Fine seconded the motion. Motion carried unanimously.

G. APPROVE MINUTES

Fine made a motion to approve the minutes from August 9, 2021. MPC Board Member Beaty seconded the motion. Motion carried unanimously.

Fine made a motion to approve August MPC Board Member Beaty seconded the motion. Motion carried unanimously.

H. OLD/NEW BUSINESS

- 23.** Update from Carlotta Askew Brown, Chairperson, Barksdale Redevelopment District Committee, Advisory Committee to the Bossier MPC.

Carlotta Askew Brown was present.

Askew-Brown stated that the Barksdale Redevelopment District Committee: Advisory Committee to the Bossier City-Parish Metropolitan Planning Commission held a meeting on August 19, 2021. The Committee discussed landscaping issues along Highway 71 as some of the landscaping that has been put in has died, likely due to the freeze in early 2021. The Committee discussed the sidewalk project in South Bossier and some additional improvements there once that project is complete. The Committee discussed Property Standards issues in South Bossier, which tends to be mostly un-cut grass and in-operable vehicles. Also discussed was the new interim Chief of Police and his plans for more police presence in South Bossier.

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN

K. G. APPROVE MINUTES



Art Schuldt