



MINUTES

Metropolitan Planning Commission

Special Call Meeting

2:00 PM - Monday, October 4, 2021

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

MEMBERS PRESENT:

Travis Beaty
H B Brual
James Fine
Dave Hadden
Donnie McDaniel
Art Schuldt

OTHERS PRESENT:

Carlotta Askew-Brown,
Daniel Besinaiz,
Jayme Gilmour
Anissa Szyska
Christian Mudd
Ryan Estess

MEMBERS ABSENT:

Mark Montgomery

A. CALL TO ORDER

Dave Hadden, Chairman, called the meeting to order at 2:00 p.m.

B. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

C. PUBLIC HEARING/ACTION

1. 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-2 (Limited 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 recused himself from the file.

Christian Mudd was present.

Mudd: We are developing a small retail complex right there on the corner of Duckwater and Swan Lake. It will be on the north corner. We are looking to change our classification to B-2.

Hadden: Any questions from the Board?

Schuldt: One question. How critical is that curb cut on Swan Lake Road to you? We are less than 100 feet to the one on Duckwater.

Mudd: We are wanting curb cuts on both ends in order to offer better ingress and egress out on the property from both Duckwater and Swan Lake because we have a drive through planned for the back side of the building. We do want curb cuts on both of those streets. Our setback lines make it a little bit close so we have had to condense the parking lot and building already to meet those so we are hoping to offer egress and ingress to make it more sustainable.

Schuldt: Typically, that is a traffic issue. With the convenience store on the other side, we have a curb cut on Swan Lake as well.

Hadden: Is Mr. Ford the approval authority for that cut out on Swan Lake?

Askew-Brown: Yes.

Schuldt: If we recommend not having a curb cut, it is still ultimately up to the parish, correct?

Askew-Brown: Yes. They will have a site plan review.

Mudd: We have had a traffic study done. We are in the process of doing that in order to get approved by the parish for that second curb cut. It is one of the main things we do want on that property. Our curb cut on the other side is going to be smaller due to the fact that the gas relocation for Centerpoint's riser there. The architect and engineer on the project have both requested the two curb cuts.

Schuldt: What specifically requires you to have a drive through?

Mudd: We will be applying for a B-3 at the next MPC meeting. We have a business interested that would like a drive through.

Schuldt: You are anticipating that business is going to require a drive through.

Mudd: I can tell you that for 100% certainty that they will require a drive through.

Schuldt: Is there a reason why it can't come off of Duckwater Landing?

Mudd: Again, we want to offer better ingress and egress and having one point of egress and ingress makes it harder to have a drive through all the way around as far as engineering is concerned.

Schuldt: From a traffic standpoint, that is the only thing I'd object to, that second cut.

Mudd: I understand. If you try to go in and out one entrance for a drive through, it makes it difficult getting around the entire building.

Schuldt: Is your building planned as a single tenant or multiple tenant?

Mudd: Multiple tenant. It is up to four tenants. We plan to have three, one tenant taking up two spaces.

Schuldt: That is my opinion. I don't know if anyone else agrees with me.

McDaniel: I get your opinion and I kind of agree with you but I don't see an alternative way to work that out.

Mudd: We tried flipping it around a few times and tried

McDaniel: I see your hardship on it.

Mudd: We want to make sure that we adhere to all of the setbacks. This is our way of making it possible was to have a curb cut on both streets.

McDaniel: I'm ok with it as is because I don't see another alternative.

Mudd: I believe there is another concrete culvert put in by city years ago that is off Swan Lake.

Askew-Brown: Did you say that you have a traffic study on-going?

Mudd: Yes.

Hadden: Any other questions? This is a public hearing. Is there anyone here wishing to comment on this case? Not hearing any comments, do I have a motion?

McDaniel made a motion to approve P-42-21. Fine seconded the motion. Motion carried with four votes to approve and one vote to abstain.

2. **P-35-21** – The application of Sanjeev Wahi for a Conditional Use Approval the for the sale of high and low content alcohol for off premise consumption at a proposed convenience store located at 3489 Swan Lake Road in Section 26, Township 19 North, Range 13 West on Swan Lake Road at the southwest corner of Swan Lake Road and Duckwater Landing Drive, Bossier City, Louisiana. (Police Jury District 5)

Travis Beaty stated that he would recuse himself from this file.

Ryan Estess was present.

Estess: I'm here on behalf of Mr. Sanjeev Wahi to answer any questions you may have.

Schuldt: Is the liquor for the convenience store or is it for the second building?

Estess: The convenience store. It is municipal address dictated and we had to get segregated from the others. There will be suites on the other ones. This is for 3489.

Hadden: This is not in the city limits?

Estess: It is outside the city limits.

Schuldt: Otherwise, this may not be approved.

Estess: That is why he is at this site.

Hadden: I'm curious, where is the city limits right there?

Estess: All the way to Innovation Drive.... Tiburon is in the city limits.

Askew-Brown: It is right there north of Tiburon.

Estess: It stops there on Tiburon.

Hadden: Where Innovation Drive stops the city stops there but then it starts again with Tiburon, is that right?

Estess: Stonebridge, Provident Oaks, Tiburon... all of that, and then stops.

Hadden: They included part of Swan Lake Road as part of the city?

Askew-Brown: We will be annexing that into the city shortly. There is a portion of Swan Lake Road that is in the parish. It needs to be in the city.

Hadden: Any other questions.

Brual: Carlotta, did you say you are going to incorporate the property we are discussing into the city?

Askew-Brown: No. Just some right-of-way further south.

Hadden: No other questions and no public comments? I'll take a motion.

Schuldt made a motion to approve P-35-21. Fine seconded the motion. Motion carried with four votes to approve and one vote to abstain.

D. PUBLIC COMMENTS - NON AGENDA ITEMS

Carlotta Askew-Brown stated that she would be bringing a revised budget back before the Board at the next MPC meeting due to some necessary contract work for the parish GIS system and also asking the Board to consider additional funds for re-configuring the second floor to make more office space for the MPC staff.

E. ADJOURN

Meeting adjourned at 2:07 p.m.



Dave Hadden, Chairman