



MINUTES

Metropolitan Planning Commission Meeting

2:00 PM - Monday, October 11, 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	Freddie Widmer
Daniel Besinaiz	Jayne Gilmour
Chip Coleman	Laurie Crawford
Cole Marbut	Theresa Miller
Cassandra Alguard	Karen Douglass
Rickey Wood	Michael Kelsch
James Hall	Chris Holyfield
Neil Erwin	Gordon Moseley

MEMBERS ABSENT:

Mark Montgomery

A. CALL TO ORDER

Dave Hadden, Chairman, called the meeting to order. 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. AGENDA

1. Approve agenda

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

D. PUBLIC HEARING/ACTION

2. **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)

Chip Coleman was present. Laurie Crawford was present.

Crawford: We are here to see what has been decided about our greenhouse.

Hadden: Board, any questions?

McDaniel: I applaud you for changes that you have come up with.

Schuldt: Just so we are all on the same page, we are adding some stone work around the perimeter of the building but not doing a solid fence, correct?

Crawford: Correct.

Hadden: This is a public forum. Is there anybody here wishing to express concerns about this case? Not hearing any concerns, I will take a motion.

Schuldt made a motion to approve P-46-21. Fine seconded the motion. Motion carried unanimously.

3. **C-54-21** – The application of Justin Marbut, Mechanical Cooling Services Properties, 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, Lots 11, 12 & 13, Whitehurst Subdivision, A resub. of J D Subdv., Bossier City, Louisiana. (City Council District 4) (Police Jury District 8)

Cole Marbut was present.

Marbut: I am co-owner of this commercial and industrial air conditioning company. Basically, we travel the state. We do not do any residential new construction. We do service work for industrial plants and school boards. We are located at 1310 Driftwood Drive and we have outgrown that so we are looking to build on these lots for a new shop.

Hadden: Board, any questions?

Schuldt: Be aware that you will have a compatibility buffer on the rear of the property between you and the mobile home park.

Hadden: This is a public hearing. Is there anybody here wishing to express concerns about this case? Not hearing any concerns, could I have a motion?

Beaty made a motion to approve C-54-21. Brual seconded the motion. Motion carried unanimously.

4. **C-61-21** – The application of Justin Marbut, Mechanical Cooling Services Properties, for an Amended Plat, Whitehurst Subdivision, 1.5 acres more or less, located in Section 24, Township 18 North, Range 13 West, being Lots 11, 12 & 13 Whitehurst Subdivision, A resub. of J D Subdv., Bossier Parish, Louisiana. (City Council District 4) (Police Jury District 8)

Cole Marbut was present.

Hadden: Anything else you would like to add? Board, any questions? This is a public hearing. Is there anybody here wishing to express concerns about this case? Not hearing any comments, can I have a motion?

Brual made a motion to approve C-61-21. Beaty seconded the motion. Motion carried unanimously.

5. **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 .555 acres more or less, in a portion of the west half of Lot 3, Fertile Gardens Subdivision located in Section 34, Township 18 North, Range 13 West, Bossier City, Louisiana. (City Council District 3) (Police Jury District 10)

Theresa Miller was present.

Hadden: Do you know how that property ever got to be General Business?

Miller: I have no idea. We were just as surprised as you are. It could have happened when we originally had that lot that Circle K was on and the Otto Zone somehow that lot got included in with that also.

Hadden: I think we know what you are looking for. Any questions? Any comments from the public? Not hearing any concerns, I will take a motion.

McDaniel made a motion to approve C-55-21. Schuldt seconded the motion. Motion carried unanimously.

6. **C-62-21** – The application of Brian McNew, McNew Architecture, for an Amended Planned Unit Development, Notini's Tenant Build-Out, 15.61 acres, more or less, located in the Southeast quarter of Section 21 and the Southwest quarter of Section 22, Township 18 North, Range 13 West, Bossier City, Louisiana. (Generally located on the northwest corner of Airline Drive and East Texas Street) (City Council District 2) (Police Jury District 9)

Cassandra Alguard was present:

Alguard: I'm here on behalf of Brian McNew who had a scheduling conflict but I am the project manager for this project. This project is to re-establish the existing drive-through and window on the west end of the building for Notinis. Bass Jewelry was originally located on the west side of the building in which they did not use the existing drive through and window. Last year we relocated Bass Jewelry to the adjacent former shoe store. Notinis wants to expand into the remaining space and utilize the drive through. We plan to add an isle with the existing drive through with the required stacking spaces at the menu board and drive through window. We have an ordering isle then customers will circle around to the pick up window. Notinis is planning to renovate the existing main dining area in conjunction with their expansion to match new. Drawings have already been reviewed and approved by the fire marshal.

Schuldt: It's a good plan. It looks good.

Brual: Do you plan to shut down operations while you do this construction or is that going to continue?

Alguard: It will be renovating their main dining space so they will be shut down during that renovation phase.

Brual: How long will that be? I frequent there a lot.

Hadden: Any comments from the public? Hearing no comments, could I have a motion?

Schuldt made a motion to approve C-62-21. McDaniel seconded the motion. Motion carried unanimously.

7. **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)

Freddie Widmer was present.

Widmer: We are looking to build a shop. I think you have seen the plans approved by the fire marshal. We have horse trailers and some old cars so I will be storing trailers and cars and a motor home I just bought.

Hadden: Board members, any questions? Any questions from the public? Hearing none, I will take a motion.

Beaty made a motion to approve P-22-21. Fine seconded the motion. Motion carried unanimously.

8. **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)

Karen Douglass was present.

Douglass: We are proposing to install a new small cell facility at this property. We have a dedicated servitude. It will be just one black metal utility pole with one antenna at the top with the auxiliary equipment mounted on the pole.

Hadden: It is a good location. Any questions from the board? Any questions or concerns from the general public? Hearing none, I will take a motion.

Schuldt made a motion to approve C-51-21. Beaty seconded the motion. Motion carried unanimously.

9. **C-65-21** - The application of Rickey Wood, Polaris Services, for an Amended Plat for Jeanette Place Unit 6 located in Section 24, Township 17 North, Range 13 West, Bossier City, Louisiana. (west side of Barksdale Blvd., east of the Jamestown Apartments) (City Council District 1) (Police Jury District 12)

Rickey Wood was present.

Wood: I'm Rickey Wood with Polaris Services. Surveyor here representing this remaining portion of Lot 2 of Unit 2 of Jeanette Place in an effort to get it resubdivided and clean some boundaries up. The future owner wants two lots and the current owner wanted a buffer lot, an unbuildable lot as lot 1000. I'm here to answer any questions if you have any.

Schuldt: Do you know the purpose or what the use of the land will be after the re-plat?

Wood: Back in April there were some meetings with Ms. Carlotta and looking at conceptual site plans for a restaurant to go in there as a main building on one portion and the other big lot was to be another restaurant with a similar type look.

Hadden: Any questions or concerns from the public? Not hearing any, can I have a motion?

Beaty made a motion to approve C-65-21. McDaniel seconded the motion. Motion carried unanimously.

E. MISCELLANEOUS

F. PRELIMINARY HEARINGS

10. **C-52-21** – The application of Marla Reade for a Zoning Amendment to change the zoning classification from R-LD (Residential Low Density) to B-2 (Limited Business) of a certain tract of land located at 3005 Old Minden Road, Bossier City, Louisiana for a proposed commercial office. (City Council District 2) (Police Jury District 9)

Michael Kelsh was present.

Kelsch: Here representing the owner to answer any questions you may have?

McDaniel: Just need some clarity on the landscaping compatibility in the back. I know you have some big trees on there that you will get credit for but you may want to get with the staff here and make sure you cover that base.

Kelsch: Ok. I am covering this for Ryan Estess at our office. He has a six foot wood fence back there so I guess that as well as a 25' buffer would be the requirement. We will get with Carlotta.

Hadden: Any other questions from the Board? Are there any questions or concerns from the general public?

Schuldt made a motion to approve C-52-21 for public hearing. Beaty seconded the motion. Motion carried unanimously.

11. **C-60-21**- The application of James D. Hall, Allegiance Health Management, Inc., for a Zoning Amendment to change the zoning classification from R-A (Residential Agriculture) to B-3 (General Business) of a certain tract of land being 8.15 acres, more or less, located at 3800 Viking Drive, Bossier City, Louisiana for (City Council District 5) (Police Jury District 7)

James D. Hall was present.

Hall: I am here representing Allegiance Health Management. I am corporate in-house counsel for them now. We are applying for re-zoning at 3800 Viking Drive which is the old St. Judes facility.

Schuldt: Is there a particular reason for the B-3?

Hall: The use currently is going to be to move the corporate headquarters for Allegiance Health Management from Shreveport to that location. There are other medical services that we plan in the future to come before the MPC to seek zoning for. It won't be any alcohol, it is all going to be office type activity.

McDaniel: You are aware of the line...

Hall: Yes we are.

Hadden: I didn't realize there was a building back behind that dotted line.

Hall: There is.

Hadden: Was that put there by the new church?

Hall: I think so. I think it was. And just for your information, the church will remain in tact. The church building itself won't be changed at all. In fact, the people that have operated the church will have the opportunity to have their services there.

Hadden: Any other questions? Any questions from the general public? Not hearing any, can I have a motion?

McDaniel made a motion to approve C-60-21 for public hearing. Beaty seconded the motion. Motion carried unanimously.

12. **P-50-21** – The application of Jackie Patterson, Pecan Valley Estates, for a Zoning Amendment to change the zoning classification from R-A (Residential Agriculture) to I-2 (Heavy Industrial) on a certain tract of land being 20 acres, more or less, located in Section 5, Township 16 North, Range 12 West for a proposed industrial sand plant, Bossier Parish, Louisiana. (Police Jury District 12 and Police Jury District 1)

Askew-Brown: The applicant has requested to delay this application.

McDaniel made a motion to delay P-50-21 for public hearing. Fine seconded the motion. Motion carried unanimously.

13. **P-51-21** – The application of The Vue at Kingston for a Zoning Amendment to change the zoning classification from R-A (Residential Agriculture) to R-HD (Residential High Density) of a certain tract of land being 30 acres more or less, located in Section 21, Township 19 North, Range 13 West, Bossier Parish, Louisiana for a proposed multi-family apartment complex. (Police Jury District 5)

Michael Kelsch was present.

Kelsch: This will be an apartment complex, 550 units. It is right next to Kingston Crossing apartments on Kingston Road. It is the same owners that own Kingston Crossing. It will be high end and very nice.

Schuldt: Is the proposed detention area actual calculations or is there more than just detention? Will there be water features?

Kelsch: We are looking into that. The client is hoping to have water features if the design allows for it. We think it will. The architect has actually given us a lot of space on this one which is, as you know, they they cluster in there as much as you can. We will do the drainage counts and provide that to Bossier Parish.

Schuldt: Does your design take into account the remaining undeveloped property that the seller still has on the corner or are you strictly just doing the detention for your acreage?

Kelsch: The detention is strictly for our acreage. The remainder will have to detain their own.

Hadden: Are you going to do these in phases?

Kelsch: It is planned for two phases. I'm not sure if your site plan has a line drawn across it. Where that line is, that is the phase 1 and phase 2. It is 275 units each phase.

Schuldt: What is the water and sewer capacity out there now along Kingston?

Kelsch: Sewer, I'm assuming is great. The parish just expanded and they have their regional lift station right there next to the existing apartment complex with a large main along Kingston. I haven't got that final. Before the public hearing, we can get that from the parish to make sure it has the capacity but I'm sure it does. And water, I believe it is a 16 inch line on the North side of Kingston. That is what Mr. Rauschenbach told us. We also have some names... We put down Hinton Road, which are either 8 or 12 inch water and sewer that we could tie into as well.

McDaniel: Are there new utility lines out there?

Keslch: Kingston Crossing, when we designed it, there wasn't parish sewer. They were right there in the beginning phases of installing the sewer for the parish. The school and the apartments were both right around that same time so I think they allowed a portion of Kingston Crossing to go to the St. Charles Court treatment plant, temporarily. Then the parish got sewer on-line and that is when they converted the lift station for Kingston Crossing was converted into a regional lift station. Now I think they have an abundant amount of capacity.

Schuldt: Who is doing the traffic study?

Kelsh: We just put out a proposal to two firms. We are waiting on their proposal to come back. It is on the to-do list. I know you need that before the next meeting, the public hearing.

Hadden: Any other questions? Any questions from the public? Hearing none, can I have a motion?

Schuldt made a motion to approve P-51-21 for public hearing. McDaniel seconded the motion. Motion carried unanimously.

14. **C-63-21** – The application of Chris Holyfield, Holyfield Construction, for a Zoning Amendment to change the zoning classification from B-2 (Limited Business) to B-3 (General Business) for a certain tract of land being 1.528 acres, more or less, located at 2555 Viking Drive, Bossier City, Louisiana for a proposed climate controlled storage facility. (City Council District 6) (Police Jury District 6)

Chris Holyfield was present.

Schuldt: Just curious. The poured in place concrete floors, how you would for the multi-level....

Holyfield: It is going to be three stories. We do a lot of the multi-stories in the south. There are concrete decks in-between each one. There will be brick, stucco and a stone facade around all four sides.

Hadden: It looks like a very nice facility.

Schuldt: This looks like a new concept.

Holyfield: It is. It's a prototype that came up several years ago. We started using it with our multi-stories. It gives it a Class-A look.

Hadden: You've done a number of these already?

Holyfield: We have. I bought the Home Design building on Fern Loop. That was the only conversion we've had. We just opened that in May. We opened one in Bentonville, one in Jackson, and we are building one in Memphis and Lake Charles.

McDaniel: We have a note here about the plan approval?

Askew-Brown: Yes, Charlie Coyle is working on that portion of it.

Hadden: Any other questions? Any public comments? Can I have a motion?

McDaniel made a motion to approve C-63-21 for public hearing. Fine seconded the motion. Motion carried unanimously.

G. APPROVE MINUTES

Beaty made a motion to approve the minutes from September 13, 2021. Brual seconded the motion. Motion carried unanimously.

Brual made a motion to approve the minutes from the Special Call Meeting held October 4, 2021. Schuldt seconded the motion. Motion carried unanimously.

H. OLD/NEW BUSINESS

Neil Erwin was present to introduce Gordon Mosley, a new associate in his office.

I. PUBLIC COMMENTS - NON AGENDA ITEMS

J. ADJOURN

Meeting adjourned at 2:27 p.m.



Dave Hadden, Chairman