

**** APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MPC MEETING ****



**BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION
PUBLIC HEARING AND PRELIMINARY HEARING – MINUTES**

MONDAY, SEPTEMBER 10, 2018, 2:00 P.M.

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

H B Brual
Dave Hadden
Donnie McDaniel
Brett Mattison
Mark Montgomery
Ben Rauschenbach

OTHERS PRESENT

Sam Marsiglia, Director
Carlotta Brown, MPC Planner
Gopika Nair, MPC Assistant Planner
Jayme Gilmour, Secretary

MEMBERS ABSENT

Art Schuldt

Brett Mattison, Chairman, called the meeting to order at 2:00pm.

Donnie McDaniel gave the invocation. Ben Rauschenbach led in the pledge of allegiance.

A. ROLL CALL

Jayme Gilmour called roll and stated a quorum was present.

B. APPROVE AGENDA

Motion was made by Ben Rauschenbach, seconded by Mark Montgomery to approve the agenda. Motion carried unanimously.

C. PUBLIC HEARING/ ACTION

- 1. C-59-17 and P-49-17 – A re-hearing of the adoption of the Amended Unified Development Code, Article 9, Off Premise Signs.**

Sam Marsiglia was present to answer questions from the Commission and requested the board to approve the amended Unified Development Code as presented with Article 9 left as is (currently written) and then address Article 9 as a separate ordinance in the fall of 2018.

Motion was made by Donnie McDaniel and seconded by Mark Montgomery to approve C-59-17 and P-49-17

2. **C-45-18-** The application of Chris Colvin, Port City Cat Rescue, for a Conditional Use Approval for a cat shelter located at 1824 Broadway Drive, Bossier City, Louisiana. (City Council District 3, Police Jury District 7)

Chris Colvin was present to answer questions from the Commission. Jerry Barnette was present to address the Commission.

Motion was made by Ben Rauschenbach and seconded by Donnie McDaniel to approve C-45-18. Motion carried unanimously.

3. **C-50-18 & P-35-18** - The application of the Bossier City-Parish Metropolitan Planning Commission to consider enacting a resolution for a moratorium on any request for a Private Animal Shelter to be located within the jurisdiction of the Bossier MPC, unless located on R-A (Residential Agriculture), I-1 (Light Industrial) or I-2 (Heavy Industrial) zoned property.

Sam Marsiglia was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Mark Montgomery to approve C-50-18 and P-35-18. Motion carried unanimously.

4. **P-31-18** - The application of Edward Gaiennie, LP Development, LLC, for an Amended Plat, Legacy Parks Common Area, Bossier Parish, Louisiana. (Police Jury District 5)

Andy Craig was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve P-31-18. Motion carried unanimously.

5. **C-47-18** – The application of David Alvis, for a Conditional Use Approval for the sale of high and low content alcohol for on premise consumption at an event center located at 6350 Venecia Drive, Bossier City, Louisiana. (City Council District 4) Police Jury District 7)

David Alvis was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve C-47-18. Motion carried with Donnie McDaniel abstaining.

6. **C-46-18** – The application of David Alvis, for Conditional Use Approval for the sale of high and low content alcohol for on premise consumption at a restaurant located at 3015 Texas Street, Bossier City, Louisiana. (City Council District 4) (Police Jury District 7)

David Alvis was present to answer questions from the Commission.

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve C-46-18. Motion carried with Donnie McDaniel abstaining.

7. **P-32-18** - The application of Ryan Estess, Raley & Associates, for a Zoning Amendment to change the zoning classification of a certain tract of land being a portion of lot 5 and a portion of lot 6 of Williams Subdivision, Bossier Parish, Louisiana for an apartment complex. (Police Jury District 7)

Ryan Estess was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve P-32-18. Motion carried unanimously.

8. **P-34-18** – The application of Ryan Estess, Raley & Associates for a Planned Unit Development, Iron Gates Apartments, Bossier Parish, Louisiana. (Police Jury District 7)

Ryan Estess was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Mark Montgomery to approve P-34-18 with the condition that 24 parking spaces be added to the PUD application to meet MPC requirements. Motion carried unanimously.

Motion was made by Ben Rauschenbach and seconded by Donnie McDaniel to combine items 9, C-48-18 and 10, C-49-18. Motion carried unanimously.

9. **C-48-18** – The application of Ryan Estess, Raley & Associates, for a Planned Unit Development, Viking Drive Warehouse and Storage Facility, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)
10. **C-49-18** – The application of Ryan Estess, Raley & Associates, for a landscape waiver located on the North side of Viking Drive 0.3 miles East of George Dement Drive, Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Ryan Estess was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve C-48-18 and C-49-18 with the condition that upon receiving a Certificate of Occupancy applicant conforms to landscaping screening, one tree per every foot of frontage. Motion carried unanimously.

D. MISCELLANEOUS

E. PRELIMINARY HEARINGS

11. **C-44-18** - The application of Verizon Wireless for a Conditional Use Approval for a 70' Telecommunication tower located at 1325 Barksdale Blvd., Bossier City, Louisiana. (City Council District 5) (Police Jury District 7)

Motion was made by Mark Montgomery and seconded by Ben Rauschenbach to approve C-44-18 for public hearing. Motion carried unanimously.

Vince Huebinger addressed the Commission.

- 12. P-33-18** – The application of Steve Helm, Helm Restaurants, for a Zoning Amendment to change the zoning classification of a certain tract of land located on the East Side of Airline Drive and South of Kingston Road, being a rectangular tract consisting of 2.6 acres (more or less), having 346 feet fronting Airline Drive, and a depth of 322 feet all situated in East ½ of Section 21, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 5)

Reggie Lewis was present to answer questions from the Commission.

Motion was made by Ben Rauschenbach and seconded by Mark Montgomery to approve P-33-18 for public hearing. Motion carried unanimously.

- 13. C-43-18** – The application of the Bossier City-Parish Metropolitan Planning Commission for a zoning amendment to change the zoning classification of certain lots within Marberry Subdivision from R-LD (Residential Low Density) to B-3 (General Business) for future expansion of an existing sign company.

Sam Marsiglia was present to answer questions from the Commission.

Motion was made by Donnie McDaniel and seconded by Dave Hadden to approve C-43-18. Motion carried unanimously.

F. MINUTES

Motion was made by Ben Rauschenbach and seconded by Donnie McDaniel to approve the minutes from August 13, 2018. Motion carried unanimously.

G. OLD/NEW BUSINESS

H. PUBLIC COMMENTS - NON AGENDA ITEMS

I. ADJOURN

Adjourned at 2:42 pm



Brett Mattison, Chairman