

BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION

PUBLIC AND PRELIMINARY HEARING – MINUTES

MONDAY, NOVEMBER 14, 2011 AT 2:00 P M

2ND FLOOR CONFERENCE ROOM, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

Walt Buckmaster
Buster Constanzi
Donnie McDaniel
Ben Rauschenbach

OTHERS PRESENT

Sam Marsiglia, Ex. Director
Lynda Davis, Secretary
Carlotta Askew-Brown,
City Planner
Souriya Phavorabout, Appl.
Adam Powell, Rep./Appl.

MEMBERS ABSENT

James Harris
Brett Mattison
Art Schuldt

Buster Constanzi, Chairman, called the meeting to order.

Walt Buckmaster gave the invocation.

(A) Lynda Davis, Secretary, called the roll and stated a quorum was present which consisted of Walt Buckmaster, Buster Constanzi, Donnie McDaniel, and Ben Rauschenbach.

(B) APPROVE AGENDA

Marsiglia stated there was an addition to the agenda, C-61-11, a landscape review, Mark Hudson is requesting for the new Fire Station on Swan Lake Rd..

Motion was made by Ben Rauschenbach, seconded by Donnie McDaniel, to approve the agenda as amended. Motion carried unanimously.

(C) PUBLIC HEARING/ACTIONS - NONE

(D) OTHER ACTIONS

1. C-53-11 – Temporary Use Approval, on a B-3 lot, 1165 Northgate Rd., Bossier City, LA, for a crawfish trailer at an existing restaurant. (Crawfish Tyme II) **(City Council District 3)**

Souriya Phavorabout, applicant, explained this is his second year. He cooks the crawfish outside on the trailer, but serves it inside. His usual season is December through July.

McDaniel said it says on his application, November 20 through August 20, 2012.

Phavorabout said yes, he would like to expand the season.

There being no further discussion, motion was made by Donnie McDaniel, seconded by Ben Rauschenbach, to approve C-53-11, November 20, 2011 thru August 20, 2012. Motion carried unanimously.

2. P-35-11 – Final Plat, St. Charles Village, Unit 3, Bossier Parish, LA. (Brushy Creek Land Co., LLC) **(Police Jury District 5)**

Adam Powell was present to represent the applicant and said it was the same as the preliminary plat, plus they added the flood zone information.

Constanzi asked about the sewer?

Powell said they are working on improvements, but the treatment plant that is there can service it.

There being no further discussion, motion was made by Walt Buckmaster, seconded by Ben Rauschenbach, to approve P-35-11, Final Plat. Motion carried unanimously.

ADD-ON:

C-61-11 – Landscape Waiver on an R-A lot, 971 Swan Lake Rd., Bossier City, for Fire Station No. 5. (Mark Hudson)

Marsiglia explained this is the new fire station. They will plant 50% more trees for a total of 20, instead of shrubs.

McDaniel asked what kind of trees?

Marsiglia said crepe myrtles and oaks. They probably won't plant live oaks. They take the moisture from everywhere and are the cause for busted slabs on houses and streets, since the drought.

McDaniel said he didn't know they do that and asked if they would eliminate all the beds?

Marsiglia said they would do some beds around the building.

McDaniel stated he thinks they should get rid of all shrubs on all commercial lots.

Marsiglia said all the plants and trees dying, are a real problem now.

There being no further discussion, motion was made by Ben Rauschenbach, seconded by Donnie McDaniel, to approve C-61-11, with the stipulation that no Bradford Pear trees are planted. Motion carried unanimously.

(E) PRELIMINARY HEARINGS

3. C-60-11 (P-36-11) – A preliminary hearing to consider an Amendment to the UDC (Unified Development Code), Temporary Use Approval, to change the approval process. (MPC)

Askew, City Planner, explained this request is a proposal to take away seasonal TUA from the MPC and put them in house for approval. Specific dates (or time limits) have been put on each use:

- a) Christmas lighting and décor sales – no more than 60 consecutive days on the same lot in one 12 month period
- b) Christmas tree sales – expiring Dec. 26
- c) Crawfish sales – no more than 7 consecutive months on the same lot in one 12 month period
- d) Live plant sales – no more than 90 consecutive days in one 12 month period
- e) Sno cone stand – no more than 6 months, April 1st thru Oct. 31st on the same lot in one 12 month period

Temporary signage shall be no larger than 12 sq. feet and limited to one sign per use.

Marsiglia said the City Council asked for that change. This won't allow the large black signs with the florescent letters.

Rauschenbach asked about political signs.

Marsiglia said they are limited in size and legal, depending on where they are placed.

McDaniel asked about banners?

Marsiglia said one banner is allowed, any size , plus a sign.

McDaniel stated he thought the times for the TUA were ok, unless the applicant balked, then the Board might have to look at it.

There being no further discussion, motion was made by Donnie McDaniel, seconded by Ben Rauschenbach, to put C-60-11 up for public hearing. Motion carried unanimously.

(F) MINUTES

Motion was made by Walt Buckmaster, seconded by Donnie McDaniel, to approve the October minutes, as mailed. Motion carried unanimously.

(G) OLD BUSINESS/NEW BUSINESS

- 1) Marsiglia stated the controversial apartment complex on Airline has been withdrawn from the Police Jury and the applicant will be bringing it back to the MPC, but on another tract of land, forward and east of Willow Lake Subd.
- 2) Next month is our annual Christmas party.
Rauschenbach said his request is lasagna.
Buckmaster requested pecan pie.
- 3) Also, next month the MPC Baton Rouge Attorneys will come and give an update on the Coleman case.
- 4) Information services will also explain the Boards new email system.
- 5) Askew asked for a \$250 donation for a sponsorship of the APA Conference in January in Lake Charles.

Motion was made by Walt Buckmaster, seconded by Ben Rauschenbach, to approve the sponsorship. Motion carried unanimously.

(F) ADJOURN

Motion was made by Donnie McDaniel, seconded by Walt Buckmaster, to adjourn the meeting at 2:30 pm. Motion carried unanimously.