

BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION

PUBLIC AND PRELIMINARY HEARING – MINUTES

MONDAY, SEPTEMBER 12, 2011 AT 2:00 P M

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

Walt Buckmaster
Buster Constanzi
James Harris
Brett Mattison
Donnie McDaniel
Ben Rauschenbach
Art Schuldt

OTHERS PRESENT

Sam Marsiglia, Ex. Director
Lynda Davis, Secretary
Carlotta Askew-Brown,
City Planner
Danny Click, Rep./Appl.
Matt Sitter, Rep./Appl.
Jay Carney, Rep./Appl.
Donald Kennedy, Prop. Owner
Larry Beasley, Prop. Owner
Gerald Cheney, Prop. Owner
Don Bruce, Prop. Owner
Shelly Cohen, Prop. Owner
Larry McCall, Rep./Appl.
Travis Sturdivant, Rep./Appl.
Steve Vercher, Rep./Appl.
Witt Caruthers, Rep./Appl.,
Tyson Blant, Rep./Appl.

Buster Constanzi, Chairman, called the meeting to order.

Brett Mattison gave the invocation, and Walt Buckmaster led in the pledge of allegiance.

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

(B) APPROVE AGENDA

Motion was made by James Harris, seconded by Brett Mattison, to approve the agenda as presented. Motion carried unanimously.

(C) PUBLIC HEARING/ACTIONS

1. C-48-11 – A public hearing to consider an ordinance to Amend the Language of the Cyber Research Overlay District. (MPC)

Carlotta Askew, City Planner, said after reviewing the guidelines, some procedural changes needed to be made.

Marsiglia explained the signage portion has been loosened up to what is allowed City-wide, but making them nicer looking.

Askew explained additional language on page 9.....a Design Review Committee will review all development proposals.

EFIS was added back in as a permitted building material.

Corrective language on page 18, for designing.....all equipment on the ground or roof must be screened.

Page 19, landscaping, now has language for an extension on landscaping because of the drought.

Page 20, added language for more drought-resistant evergreens.

Page 27 added picture for example of color and texture. Metal siding is not allowed for the main component, but can be used as a feature.

Page 29 was added for building articulation.

Page 31, adds compatibility structures and temporary use language. She stated she still needs to discuss this with Jimmy Hall (City Attorney) and the Cyber people.

Marsiglia said since they need to have a meeting with them first, this needs to be delayed.

Page 32, discusses landscaping the screening structure, with a picture example of Cane's on Airline.

The sign height has been increased to 35'.

Page 40, has sign examples for monument signs.

Harris asked if people in this district got this information?

Askew said yes, but property owners in the audience said they didn't, but want copies. (They were given a copy by Board members.)

Schuldt commented that Askew had done a great job on this.

There being no opposition or further discussion, motion was made by Art Schuldt, seconded by Brett Mattison, to delay C-48-11. Motion carried unanimously.

Property owners are to be notified to come to the MPC office for a copy of the new draft.

Marsiglia said they would be notified for the next meeting, too.

Harris asked if what they were given, is how it will change?

Marsiglia said basically, except for the temporary use.

2. C-51-11 – Conditional Use Approval on a B-3 lot, 2151 Autoplex Dr., Bossier City, LA, for a 35' height variance, for a 70' sign. (Tractor Supply) **(City Council District 5)**

Danny Click and Matt Sitter were present to represent the applicant and Click said the location is challenged by the railroad. You can't see it from I-220 until you've passed the exits.

Buckmaster asked if they considered this before they built?

Click said he wasn't aware of the location before.

McDaniel said he can see the construction fine and wants to know where it's challenged?

Click said it can't be seen in time to exit.

Constanzi said this ordinance is in place, and if there is an exception, the ordinance might as well be thrown out.

Harris asked about putting a sign before the exit?

Marsiglia said that would be an off-premise sign, and he didn't know of a location at the entrance of the street to put a sign. There is only one vacant property available on the street.

Constanzi suggested using a billboard.

Schuldt asked the elevation of the property and I-220?

Click said I-220 is about 30' above the tracks.

Schuldt said this will open the door for more to want it.

Mattison asked the height of the Harley sign?

Marsiglia said 70'. Click said their sign is within 50' of that sign.

Rauschenbach said he drives it every day, and there is no significant hardship.

Mattison asked if there was a study on the number of people that go to a business because of the visibility?

Click said no. They only do 12 circulars a year.

Marsiglia stated the square footage of the sign is okay, but not the height. It's an odd shaped lot. The sign could possibly be larger at the proper height.

Askew said it is under the maximum square footage, 20'.

Marsiglia said they could go that much larger.

There being no opposition or further discussion, motion was made by Walt Buckmaster, seconded by Ben Rauschenbach, to deny C-51-11 because there was no hardship. Motion carried unanimously.

3. P-32-11 – A public hearing to consider the application of Jay Carney/Heritage Construction Co., Inc., for a zoning amendment to change the zoning classification of a tract of land containing 42.54 acres, more or less, situated in Section 21, T19N-R13W, Bossier Parish, LA, from R-A, Residential-Agriculture District, to R-MD, Residential-Medium Density District, for a townhouse development. (north of and adjacent to Willow Lake Subd.) **(Police Jury District 6)**

Jay Carney was present to represent the applicant and explained this will be done in 2 phases for a total of 500 units. The first phase will be 250 units, starting next summer and the second phase is 2-3 years out.

Schuldt asked if they were to be rentals?

Carney said yes, single story (per unit)with the stairs inside.

Schuldt asked if there would be tenants on top of tenants?

Carney said yes.

Schuldt asked about the drainage?

Carney stated the site was a 58 acre, bowl shaped tract. It is 2-3' lower than Airline. The water will be retained on site. That's the only way to get funding.

Schuldt asked where the retention would drain?

Carney said there will be 2 detention ponds what will drain into Willow Chute Bayou.

Schuldt asked if there will be a buffer next to Willow Lake Subdivision?

Carney said yes, a 6' privacy fence where needed. Some of their property owners already have a privacy fence, but they would replace them where needed. Also, there will be a 25' landscaping buffer and then the set-backs required.

Harris asked if they had met with Willow Lake homeowners?

Carney said he had been too busy, but Renee Hall said she would forward his information to them. (There was a response from the audience, that she had not.)

Schuldt asked the rates?

Carney said from \$850-1,550.

Constanzi said this will be multi-story next to single story.

Opposition:

Donald Kennedy, Willow Lake Subd., property owner, stated this property could be put to better use, since 30 acres of it is zoned single-family residential. It was to become part of Willow Lake. We were misled when we bought our property. There is a street that abuts the acreage and could become access to it. Now they want to change it to high density. We are opposed to this development, especially the high density zoning. We understand the commercial frontage, but traffic will be only a few hundred feet from us and we are only a few hundred feet from Swan Lake. The traffic to Legacy Elementary is bad and this will bring another 500-600 cars. This needs to be further north up Airline on the east side. High density has high crime rate too. Willow Lake is senior citizens. We feel safe there. The sheriff's department takes care of us. They show fencing, set-backs and parking next to our property lines. We don't know what it will look like. Then there is the noise abatement. We have a HOA, but we can't vote. The Neighborhood Group votes. This development will affect our quality of life and property value. He asked the Board, would you want this in your back yard?

Harris asked if they were willing to meet with the developer?

Kennedy said they were.

Schuldt stated that traffic won't be the issue because only 30-40 cars per hour leave from a condo complex. As for crime, this is not going to be a low rental development.

Larry Beasley, property owner, said he has concern with the water flowing off the property into Willow Chute Bayou and where the sewage will be set up. There needs to be a study on the water flow.

Constanzi said after they meet with the developer, they will have a better understanding of what is planned.

Mattison said actions needs to be delayed until they get with the Neighborhood Group.

Beasley said he thought they would sell them, not rent them.

Carney said he would meet with them and work to make everyone happy.

Buckmaster said he had friends in Willow Lake and had been in their homes and knows why they moved there. They love children, but just don't want them around.

Schuldt requested to see the minutes of their meeting.

Gerald Cheney, property owner, said he paid top dollar for his Willow Lake property and he was afraid this would affect his property value. He has had experience with rental property and people don't maintain it as well as homeowners. He stated some of them will back right up to the development.

Harris stated the developer builds high-end developments.

Don Brooks, property owner, said that the new apartment complex on the right, going north on Airline rents for \$1000. How do they think this will rent for only \$850?

Carney said his company built those and they rent from \$950 – 1250. These will have garages and be upper-scale from that apartment complex.

Marsiglia said the MPC office can help get out notices about their joint meeting.

Shelley Cohen, property owner, explained she is in another neighborhood to the north. She has concern about the drainage and privacy issues. They don't know what the development will look like. She wants to see the plans and be included in the meetings also.

Marsiglia said the meeting should include the 3 adjoining areas.

There being no further opposition or discussion, motion was made by Brett Mattison, seconded by James Harris, to delay P-32-11, until all parties can meet with the developer and find a solution...also minutes must be submitted to the MPC within 2 weeks prior to the next MPC meeting. Motion carried unanimously.

Marsiglia said the layout, buffers and where windows will be will all be looked at in the PUD.

4. P-34-11 – Amended Planned Unit Development on a B-3 tract, 5498 Airline Dr., Bossier Parish, LA, for an addition to an existing storage facility. (Terry A. McCall/Willow Chute Storage) **(Police Jury District 6)**

Larry McCall was present to represent the applicant and explained this request is to rearrange a couple of buildings.

Constanzi stated the applicant hasn't done the landscaping that was supposed to be done when it was first built.

McCall said his brother can't get his water well in for irrigation.

Constanzi said there is also an issue with lights on the rear of the buildings and the adjacent property.

McCall said they are not within 300' of anything back there.

Constanzi asked how soon they want to start this addition?

McCall said as soon as his brother gets back in town, he wants to get his permit.

Schuldt asked about there being no water?

McCall said they don't have a drop.

Marsiglia said this facility is just for storage.

McCall said there aren't even any workers there.

Schuldt asked how they cannot have water?

Marsiglia said it is not required for this type development.

Buckmaster said he knows people are waiting on water everywhere.

Schuldt asked why it wasn't put in 2 years ago.

McCall said the development wasn't finished.

Marsiglia said the shrubs were planted and died, but the trees were never planted.

Mattison asked how long it would take to complete the addition?

McCall said 75 days.

Mattison suggested approving it, but it can't be rented until the landscaping is in.

There being no opposition or further discussion, motion was made by Brett Mattison, seconded by James Harris, to approve P-34-11, with the conditions all landscaping and water well be in prior to renting new units. Motion carried unanimously.

(D) OTHER ACTIONS

5. C-40-11 – Final Plat, The Gardens of Southgate, Unit 12, Bossier City, LA. (William "Bill" Mayfield) **(City Council District 1)**

Travis Sturdivant was present to represent the applicant and explained this is Unit 12 of The Gardens of South Gate and there have been no changes.

There being no discussion, motion was made by James Harris, seconded by Brett Mattison, to approve C-40-11, Final Plat. Motion carried unanimously.

Motion was made by Walt Buckmaster, seconded by Brett Mattison, to discuss and act on the next 3 cases together. Motion carried unanimously.

6. P-29-11 – Final Plat, Rose-Neath Cemetery Family Estates West, Bossier Parish, LA. (Kilpatrick's Rose-Neath Funeral Homes & Cemeteries, Inc.)
(Police Jury District 6)

7. P-30-11 – Final Plat, Rose-Neath Cemetery Unit No. 4, Bossier Parish, LA. (Kilpatrick's Rose-Neath Funeral Homes & Cemeteries, Inc.) **(Police Jury District 6)**

8. P-31-11 – Final Plat, Rose-Neath Cemetery Family Estates East, Bossier Parish, LA. (Kilpatrick's Rose-Neath Funeral Homes & Cemeteries, Inc.)
(Police Jury District 6)

Steve Vercher was present to represent the applicant and wondered if 2 hearings on cemetery plats wasn't a little over-kill.

McDaniel thought so also and suggested this type plat be taken care of in-house.

Marsiglia said the Parish also has a reading for plats. He will get with Butch Ford about changing it.

There being no further discussion, motion was made by James Harris, seconded by Walt Buckmaster, to approve P-29-11, P-30-11 and P-31-11, Final Plats. Motion carried unanimously.

(E) PRELIMINARY HEARINGS

9. C-52-11 – A preliminary hearing to consider the application of Greg Kelley/Fred's for a zoning amendment to change the zoning classification of a 1.6 acre tract of land located in Section 7, T18N-R12W, Bossier City, LA, from R-A, Residential-Agriculture District, to B-2, Limited Business District, for retail sales. (south side of Shed Rd., across from entrance into Carriage Oaks.) **(City Council District 4)**

Witt Caruthers, land owner, was present to represent the applicant and stated this would be an upscale Fred's aiming at a higher market.

Constanzi said it's very impressive.

Caruthers said this is a portion of what's left of the property that his grandfather owned. He is the seller and the adjoining property owner.

McDaniel asked about traffic control because he lives in the area, and it is extremely congested. It needs a traffic light there.

Caruthers said there has been discussion on that already. This is one acre, but some form of traffic control will be necessary even without Fred's. There are already a couple of curb-cuts there.

Schuldt said the property, according to the master plan, should be high-density residential.

Caruthers said yes, there should be some mixed use there, but it needs to be studied. It can't be land-locked.

Schuldt said the parking lots could be connected.

Caruthers said he is already planning that.

Marsiglia said he and Mark Hudson had already discussed that.

Tyson Blant, Fred's representative, said this would be a 16,000 sq. ft. store like in Richton, Mississippi and will be a 100% block building.

McDaniel asked them to bring a color rendering for the public hearing.

There being no further discussion, motion was made by Brett Mattison, seconded by Walt Buckmaster, to put C-52-11 up for public hearing. Motion carried unanimously.

(F) MINUTES

Motion was made by Walt Buckmaster, seconded by James Harris, to approve the August minutes, as mailed. Motion carried unanimously.

(G) OLD BUSINESS/NEW BUSINESS

Askew explained the UDC is being amended to take sno-cone stands, nursery/landscaping tent sales and crawfish stands/seasonal TUA's and have them approved in the office, setting dates for approval from April 1 thru Oct. 31.

The Board was in agreement with that.

Constanzi stated that some areas require all temporary structures to look the same.

(F) ADJOURN

Motion was made by Donnie McDaniel, seconded by Brett Mattison, to adjourn the meeting at 3:15 pm. Motion carried unanimously.

Buster Constanzi, Chairman