

BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION

PUBLIC AND PRELIMINARY HEARING – MINUTES

MONDAY, AUGUST 8, 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
Art Schuldt

MEMBERS ABSENT

Ben Rauschenbach

OTHERS PRESENT

Sam Marsiglia, Ex. Director
Lynda Davis, Secretary
Carlotta Askew-Brown,
City Planner
Reggie Lewis, Rep./Appl.
Ricky Lennard, Rep./Appl.
Mike Vercher, Property Owner
Yong Zeeb, Applicant
Wayne Barnett, Rep./Appl.
Wayne Walsh, BAFB Planner
David Forbes, Applicant
Steve Vercher, Rep./Appl.
Edward Bass, Applicant
Brian McNew, Rep./Appl.
Raymond Downing, Rep./Appl.
Jacqueline Jordan, Applicant
Stacey Fife, Rep./Appl.
Jay Carney, Rep./Appl.
Jason Westerman, Rep./Appl.

Buster Constanzi, Chairman, called the meeting to order.

Walt Buckmaster gave the invocation, and Donnie McDaniel 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 and Art Schuldt.

(B) APPROVE AGENDA

Marsiglia said the MPC has an amendment to the Cyber Research Overlay District language therefore needs to add C-48-11 to the Preliminary Hearings.

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

(C) PUBLIC HEARING/ACTIONS

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

Reggie Lewis was present to represent the applicant and stated this would be a 47-lot addition . It will finish The Gardens at South Gate.

Schuldt asked if the setbacks would be the same?

Lewis said yes, because it’s a PUD.

Harris asked if the covenants would all be the same?

Lewis said yes.

Constanzi asked if they are extending an existing street?

Lewis said they were. The street loops around from a dead end. They want an 8’ fence between this development and Golden Meadows Subdivision. Those lots were built up 2’ higher, and this developer wants the wood fence 2’ higher.

There being no opposition or further discussion, motion was made by Brett Mattison, seconded by James Harris, to approve C-40-11, Preliminary Plat, with a 2’ height variance for an 8’ fence separating this development from Golden Meadows Subdivision. Motion carried unanimously.

2. C-41-11 – Amended Planned Unit Development on a B-3 tract, 4030 Benton Rd., Bossier City, LA, for a commercial development and storage facility. (Michael R. Salter) **(City Council District 5)**

Ricky Lennard was present to represent the applicant. He stated they were here again for an improved site plan, to eliminate shrubs on the rear and have just trees.

Schuldt said the previous request had a 6’ privacy fence on the north and east.

Lennard agreed, but not on the south side.

Marsiglia said it wasn’t required on the south because that is also commercial.

Opposition:

Mike Vercher, property owner, stated he owns a home to the east and this is the 4th time the applicant has been here. He wants to make sure some things are still covered regarding the drainage. His elevation is 169’ and this development is 173’, and they need to provide drainage.

Schuldt said they need to put in a French drain.

Marsiglia said the City Engineer is aware of that.

Vercher wants to make sure it won't be detrimental to his property.

Carlotta Askew-Brown, City Planner, stated they need the landscaping buffer to comply. The compatibility buffer should be on the east side. Not having shrubs and just trees, can cause flooding.

Lennard said it will be heavily treed on the rear.

McDaniel said to get with the MPC office.

Lennard said they would have no lights on the back of the building.

Schuldt said they would have the required landscaping on the front though.

Askew-Brown reminded them to have the good side of the fence face the residences.

There being no further discussion or opposition, motion was made by Art Schuldt, seconded by Brett Mattison, to approve C-41-11. Motion carried unanimously.

3. C-42-11 – Conditional Use Approval request at a B-3 location, 2369 Airline Dr., Bossier City, LA, for a 24-hour operation at a fitness center. (Yong Zeeb) **(City Council District 5)**

Young Zeeb, applicant, was present and explained he is requesting to be open 24/7, to compete with the other fitness clubs.

Marsiglia said prior to 2004, 24-hr. operations were a Use By Right. Now it requires CUA when adjacent to residences.

Harris asked about other extended hours of operation businesses in there?

Marsiglia said there are some.

There being no opposition or further discussion, motion was made by Art Schuldt, seconded by Brett Mattison, to approve C-42-11. Motion carried unanimously.

4. C-43-11 – Conditional Use Approval, on a B-3 tract, 901 Meadowview Dr., Bossier City, LA, to relocate a cell tower. (Integrisite) **(City Council District 4)**

Wayne Barnett was present to represent the applicant and explained this request is to relocate a tower, due to widening the road and increase the height from 100' to 150'.

Constanzi asked what kind of fence would secure it?

Barrett said cyclone with slates.

Mattison said the MPC would request a wooden privacy fence.

Barrett said okay.

McDaniel asked if they had cleared it with BAFB?

Barrett said FAA approval was included in their packet.

Marsiglia said and approval from the FCC.

Constanzi asked how tall would the fence be?

Barrett asked how tall would it need to be?

Constanzi said the road is elevated, so it would need to be 8'.

Opposition:

Wayne Walsh, the Community Planner with BAFB, said he saw the FAA conclusion and the elevation is incorrect. He has no problem with the location, just the height of the tower.

Schuldt asked if the old tower was ok?

Walsh said it was well below the allowed elevation, but this is just outside the wedge for 150', and it falls too close to the training loop (for flying).

Schuldt asked how high it could be?

Walsh said it needs to be 1.7' shorter, so to take off 2' would be good. They also will be putting on a red flashing tower light.

Marsiglia asked if the tower height will include the lightening rod?

Barnett said yes.

Walsh said they could start the grade lower.

Barnett said they would work it out.

Marsiglia said he didn't know what the grade was.

There being no further opposition or further discussion, motion was made by Brett Mattison, seconded by James Harris, to approve C-43-11, with an 8' wooden fence and a 2' reduction of the 150' tower request and requiring a red strobe light. Motion carried unanimously.

5. C-46-11 – Conditional Use Approval, on an A-1 tract, 3860 Shed Rd., Bossier City, LA, for a salvage yard expansion of Lots 2 and 3 of Oliphint Subdivision. (Shed Road Auto Parts) **(City Council District 4)**

David Forbes was present to represent the applicant.

Constanzi asked what kind of salvage yard would this be?

Forbes said they had been there for one year. They get the cars in and take the parts off and sell them. Then they crush the cars and get rid of them. It will have a metal fence around it.

Constanzi said they prefer a wood fence.

Schuldt asked if they would prune the trees because they don't look healthy.

Forbes said they would cut some down before they put up the fence.

Marsiglia said this is going on new land, and they need to comply with landscaping requirements.

Schuldt said they need to keep some trees and follow the ordinance.

Forbes asked if the trees they already have on the property count toward what is required?

Constanzi said yes.

There was discussion on the existing trees.

Constanzi said they need to try to build the fence out of the same material.

There being no opposition or further discussion, motion was made by Art Schuldt, seconded by Brett Mattison, to approve C-46-11 with the condition that they comply with the landscaping ordinance. Motion carried unanimously.

Motion was made by Brett Mattison, seconded by Art Schuldt, to combine the discussion and action on the following 3 cases, P-29-11, P-30-11 and P-31-11. Motion carried unanimously.

6. P-29-11 – Preliminary 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 – Preliminary 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 – Preliminary 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 explained this is an expansion to an existing cemetery.

There being no discussion or opposition, motion was made by Donnie McDaniel, seconded by Brett Mattison, to approve P-29-11, P-30-11 and P-31-11, Preliminary Plats. Motion carried unanimously.

(D) OTHER ACTIONS

9. C-44-11 – Landscaping Review and 2-space parking variance, on an R-FD lot, Lot 16A, McCormick Annex 8, Block 9, Bossier City, LA, for a gem business. (Edward Bass) **(City Council District 5)**

Edward Bass and Brian McNew were present.

Schuldt asked if the description in the case was accurate?

McNew said it was, and they had met with Mark Hudson, City Engineer.

Schuldt asked about the roofline?

McNew said it would be 17' above the bridge right there, and they would shield the roof-top equipment. It will be constructed of efis and stucco, with brick around the bottom. It will be 2-story, but only 600-700 sq. ft, with a spiral staircase going to the loft. That will be a workshop. There will be 2 jewelers working downstairs.

Schuldt asked how many employees ?

Bass said 2 staff and himself.

Schuldt asked if the employees would park in the alley?

McNew said yes. They would pave the alley.

There being no further discussion, motion was made by James Harris, seconded by Brett Mattison, to approve C-44-11. Motion carried unanimously.

10. C-45-11 – Temporary Use Approval on a B-3 lot, 1604 Airline Dr., Bossier City, LA, for a snocone stand. (Stacey Downing/Super Cones) **(City Council District 3)**

Raymond Downing was present to represent the applicant.

Harris asked how long he wanted to operate?

Downing said April thru Oct.

Constanzi asked if he was aware of the requirements about skirting, landscaping, etc.?

Downing said he was?

Constanzi reminded he needs to move the stand off the property at the end of the season. He said he could let him be open till the end of December.

There being no further discussion, motion was made by Brett Mattison, seconded by Walt Buckmaster, to approve C-45-11, until Dec. 31, 2011. Motion carried unanimously.

11. C-47-11 – Temporary Use Approval on a B-4 lot, 1550 Barksdale Blvd., Bossier City, LA, for a snocone stand. (Jacqueline Jordan/Sweet Temptations) **(City Council District 2)**

Jacqueline Jordan, applicant, was present.

There being no discussion, motion was made by Donnie McDaniel, seconded by James Harris, to approve C-47-11, until Dec. 31, 2011. Motion carried unanimously.

12. P-33-11 – Landscaping Review on an I-1 tract, 2475 Caplis Sligo Rd., Bossier Parish, LA, for a construction business. (Stacy Fife/Ark La Tex Construction) **(Police Jury District 1)**

Stacey Fife was present to represent the applicant and explained they want the hedges waived that are required along the roads. There are trees there already.

Mattison asked about the hard-surface?

Fife said it would tear up because of the 18-wheeler and dozers coming in there.

McDaniel asked if they planned any hard-surface?

Fife said they have hardly any customers, but the parking would. There is a tree right where the parking will go in.

There was discussion on where the drive-way would go.

Schuldt asked if the 18-wheelers would use the gravel drive off Crown Ct.?

Fife said yes. There is an old road bed there.

Schuldt said the trucks will carry gravel out into the road. He suggested concreting the apron in the right of way, with the gravel behind it.

Marsiglia said that would be 15-17' of concrete.

McDaniel said they need to pave the drive from the road to the parking lot.

There being no further discussion, motion was made by Art Schuldt, seconded by Brett Mattison, to approve P-33-11, with the conditions that they pave the drive to the asphalt parking lot and the second driveway apron, in the right of way, be concreted. Motion carried unanimously.

(E) PRELIMINARY HEARINGS

13. P-32-11 – A preliminary 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)**

Jason Westerman and Jay Carney were present to represent the applicant and Westerman said this will be a 500-unit townhouse complex for rental. Phase I will have 250 units.

Carney said there would be 10-plex buildings and 14-plex buildings. Each unit has a garage. There will be 1, 2 and 3 bedroom units, each including a garage and will look like single family units.

Schuldt asked to see the floor plans and elevations for the next meeting.

Carney said fine.

Harris asked if they would rent and not sell them?

Carney said rent to begin with, but they may convert them. They have been working with Renee Hall.

Harris said the community to the south is very quiet. They may need to use sound abatement.

Carney said they would have concrete streets.

Schuldt asked how many units per acre?

Carney said 12.

Marsiglia said most others have 16-18 per acre.

There being no further discussion, motion was made by Brett Mattison, seconded by Donnie McDaniel, to approve P-32-11. Motion carried unanimously.

ADD-ON:

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

Askew-Brown explained this is just housekeeping for issues not black or white that seem to have loopholes. Page 9 is about the process for reviewing and the appeals method.

Marsiglia said this board is the 1st process to appeal.

Askew-Brown said next is Page 11, Development Design Guidelines.

Schuldt asked why take out efis? It is drainable and better than stucco.

Marsiglia said he had heard it's not holding up. It can be added, depending on how it's installed.

Askew-Brown said Page 24-25, states the use of neutral colors, not white, with a minimum of 20% natural stone, and no metal siding as the primary material.

Harris said man-made stone is looking as good as natural.

Marsiglia said there are separate standards for commercial as opposed to the research area.

Askew-Brown said Page 30 is about signage.

McDaniel stated that the research area is a big area. Are there any stipulations on changing the boundaries?

Marsiglia said not now, but as for long-term, it's just a wait and see how it develops.

McDaniel asked if an industrial development comes in and wants to develop, are they told no?

Marsiglia said industrial is allowed.

Askew-Brown stated that only channel letters are wanted on the buildings, but cabinet signs will be allowed, if the sign includes a logo.

Marsiglia said a meeting is planned with Cyber between now and the next MPC meeting.

Mattison asked if the landowners in the research area are being notified?

Marsiglia said they will, but they've met with them and heard some of their comments already.

Harris commented if the development goes quickly, it will increase the property value in the area.

There being no further discussion, motion was made by Brett Mattison, seconded by Donnie McDaniel, to put C-48-11 up for public hearing. Motion carried unanimously.

(F) MINUTES

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

(G) OLD BUSINESS/NEW BUSINESS

Marsiglia reminded that it's budget time and a place, date and time is needed for the dinner.

Silver Star Steakhouse, September 12, at 6:00 PM.

Constanzi asked for an e-mail reminder.

(F) ADJOURN

Motion was made by Donnie McDaniel, seconded by Brett Mattison, to adjourn the meeting at 3:05 pm. Motion carried unanimously.

Buster Constanzi, Chairman