

BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION

PUBLIC AND PRELIMINARY HEARING – MINUTES

MONDAY, JANUARY 11, 2010 AT 2:00 P M

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

Buster Constanzi  
James Harris  
Donnie McDaniel  
Art Schuldt

MEMBERS ASENT

Brett Mattison  
Ben Rauschenbach

OTHERS PRESENT

Sam Marsiglia, Ex. Dir.  
Lynda Davis, Secretary  
Jeff Raley, Rep./Appl.  
Nell Good, Rep./Appl.  
Raymond Skaggs, Appl.  
John Good, Rep./Appl.  
Jimmy Gould, Prop. Owner  
Jeff Wyatt, Rep./Appl.  
Neal Pounders, Rep./Appl.  
Ricky Raley, Rep./Appl.  
Kurk Nixon, Rep./Appl.  
Judi Bruce, Rep./Appl.  
Ken Smith, Re./Appl.

James Harris, Chairman, called the meeting to order.

Buster Constanzi gave the invocation, and Art Schuldt led in the pledge of allegiance.

**(A)** Lynda Davis, secretary, called the roll and stated a quorum was present which consisted of Buster Constanzi, James Harris, Donnie McDaniel and Art Schuldt.

**(B) APPROVE AGENDA**

There being no changes or additions to the agenda, motion was made by Art Schuldt, seconded by Donnie McDaniel, to approve the agenda. Motion carried unanimously.

**(C) PUBLIC HEARING/ACTIONS**

1. C-59-09/P-41-09 – A public hearing to consider amending Section 5.4 Use Categories of the Unified Development Code (UDC) to reflect changes to use characteristics of restaurants utilizing a drive-thru window. (MPC)

Marsiglia had explained the reasons for this amendment last month, but the code preventing drive-thru windows was written with video poker in mind and not family restaurants with a drive-thru. The code should be relaxed for that.

Schuldt stated no alcohol would be sold through the window.

Marsiglia said correct.

There being no opposition or further discussion, motion was made by Art Schuldt, seconded by Buster Constanzi, to approve C-59-09/P-41-09. Motion carried unanimously.

2. C-1-10 – A public hearing for an On-Premise Sign Review, 1011 Chinaberry Drive, Bossier City, LA. (Chinaberry's) **(City Council District 5)**

Jeff Raley was present to represent the applicant and explained the applicant has master planned this commercial area. They want one large sign out front with tenants listed and then individual monument signs at each building.

Constanzi said the applicant doesn't own the property where he wants the sign.

Raley explained he had dedicated it to the City, but is buying back this piece.

Marsiglia said the City has agreed. The sign will be 22' X 14', with the actual sign area being 12' X 14'.

Constanzi asked if the location and sign information had been submitted?

Marsiglia explained that would be done for a permit application.

Schuldt asked if the request in C-5-10, for an office complex, would have a separate sign.

Marsiglia said it would and the location for Gateway Tires. This sign is for 8 tenants. There will be one sign for the office complex.

There being no opposition or further discussion, motion was made by Buster Constanzi, seconded by Art Schuldt, to approve C-1-10. Motion carried unanimously.

3. C-2-10 – Preliminary Plat, The Village at Tiburon, Unit 8, Bossier City, LA. (Tiburon Development, LLC) (south of Unit 6) **(City Council District 4)**

Jeff Raley was present to represent the applicant and explained this is an addition to an existing subdivision. Everything will be to City standards.

Schuldt said if a portion of this unit is in a flood plain, that information needs to be added on the Final Plat.

Marsiglia said he would add a notation that the City Engineer requested it.

There being no opposition or further discussion, motion was made by Art Schuldt, seconded by Donnie McDaniel, to approve C-2-10, Preliminary Plat, requesting the flood elevation notation be put on the Final Plat. Motion carried unanimously.

4. C-3-10 – A public hearing to consider the application of Pisa Pizza Kitchen, LLC for Conditional Use Approval at a B-3 location, 1127 & 1129 Villaggio Blvd., Bossier City, LA, for on-premise consumption of low content alcohol at a proposed restaurant. **(City Council District 4)**

Nell Good was present to represent the applicant.

Schuldt asked if the pizza and cutlet restaurant were in the same space?

Good said yes and that everything is under Pisa Pizza, LLC. It is all one business. The two different names will be outside on the awning to show what is offered. It's just a marketing device.

There being no opposition or further discussion, motion was made by Art Schuldt, seconded by Donnie McDaniel, to approve C-3-10. Motion carried unanimously.

5. C-4-10 – A public hearing to consider the application of Raymond S. Skaggs for Conditional Use Approval at a B-3 location, 2102 Villaggio Blvd., Bossier City, LA, for on-premise consumption of low and high content alcohol at a proposed pub. **(City Council District 4)**

Raymond Skaggs, applicant, was present and explained he expects 75-85% of his customers to be Villaggio residents.

Harris asked if he was set on the 1 am closing on weekends?

Skaggs explained the building is well insulated with high ceilings. There will be no dancing. It will be a low-impact pub and he would like the option of staying open until 1 on weekends.

McDaniel said he would like to see closing at 10 on weekdays and midnight on weekends to start. He could always come back to extend the hours.

Harris explained that once it is approved the times can't go backwards, but they can be changed forward.

Marsiglia asked what time frame they were looking at?

McDaniel said he could try it for 6 months.

John Good was present and asked if they close at 12, how will they know if they would have complaints for later?

Skaggs then asked what about 11 on weekdays and 12 on Friday and Sat.?

McDaniel said 10:30 on weekdays.

Schuldt said the noise on the streets concern him with the apartments above.

Good said he was very cautious when he built the promenade below because of that.

Harris said he needs to try these hours and if there are no complaints, come back in 6 months.

Skaggs said okay.

There being no opposition or further discussion, motion was made by Donnie McDaniel, seconded by Buster Constanzi, to approve C-4-10, with the condition that the closing hours be 10:30 pm, Monday thru Thursday and 12:00 am, Friday and Saturday for 6 months and if all is favorable, come back to MPC to extend the hours. Motion carried unanimously.

6. C-5-10 – Planned Unit Development, Chinaberry Commercial Subdivision, Bossier City, LA for an office complex. (NBOC, LLC/Edward Gaiennie) **(City Council District 5)**

Jeff Raley was present to represent the applicant and explained this is a phase development that will start on the north and go to the south.

McDaniel explained the application is missing the landscaping, fire prevention is still reviewing the plans to check for appropriate distances for fire lanes and the plans don't show a dumpster pad.

Schuldt asked if the building materials would be brick veneer as shown on the drawing?

Raley said that and EIFS.

Marsiglia said if the plans for a permit shows anything different, they will have to come back to the MPC.

There being no opposition or further discussion, motion was made by Buster Constanzi, seconded by Donnie McDaniel, to approve C-5-10, provided the building codes are met and building plans match the elevations shown. Motion carried unanimously.

7. P-3-10 – Preliminary Plat, The Village at River Bluff, Unit 4, Townhouse Concept, Bossier Parish, LA. (Brushy Creek Land Co., LLC) (northern end of existing River Bluff Subdivision) **(Police Jury District 6)**

Jeff Raley was present to represent the applicant and explained this is the northerly end of River Bluff on a dedicated street.

Schuldt asked if they would need a new railroad crossing?

Raley said no.

McDaniel said there were no elevations with the application and asked if they would have the same integrity as the homes in there?

Raley said they would, but a different style, with parking on the rear. There will be a cul-de-sac at the end. Guest parking will be in the front.

Schuldt asked if they would build all the building clusters at one time?

Raley said they would build one cluster at a time.

Marsiglia asked about the lots on the end and the side yard setback?

Raley said they would have a 5' side yard setback.

Marsiglia said that needs to be put on the plat, graphically.

Raley said he would do that.

Opposition:

Jimmy Gould, Property Owner, stated he owns the mobile home park in front of this property and previously his road was shown as an emergency exit. With this development, he said that needs to be discussed. He doesn't want the expense of repairing the road, if it gets damaged.

Marsiglia said it was shown as an emergency exit in the master plan.

Gould said he doesn't want his road used for construction and equipment.

Jeff Wyatt explained he is a partner in the development and that road will not be used as a construction road, but the Parish does want it used for emergencies.

Harris asked if they could put that in a letter?

Marsiglia said this meeting is official, and having that in the minutes is enough.

Gould said he has no problem with it being for emergency use..

Neal Pounders, developer of River Bluff, said he purchased this property from Mr. Carter and he also owned the trailer park. In the sale he wanted that right for emergency through there. Now it would be more of an emergency exit for the trailer park. Pounders is looking at extending Rebouche Rd. to Taylor Rd., the property he is purchasing. So that would be another exit.

Wyatt stated if anything is ever done to the road, he agrees to repair it.

There being no opposition or further discussion, motion was made by Donnie McDaniel, seconded by Buster Constanzi, to approve P-3-10, with the condition that Maplewood is used only for emergency access. Motion carried unanimously.

**(D) OTHER ACTIONS**

8. P-39-09 – Final Plat, Belle Rose At Legacy Subdivision, Unit 3, Bossier Parish, LA. (LP Development, LLC) (east of Unit 1, south of Unit 2) **(Police Jury District 6)**

Ricky Raley was present to represent the applicant and explained this is an extension of the existing subdivision.

McDaniel asked how much more would be developed?

Raley said there is a lot more property to the north and east.

There being no further discussion, motion was made by Buster Constanzi, seconded by Donnie McDaniel, to approve P-39-09, Final Plat. Motion carried unanimously.

9. P-40-09 – Final Plat, Cypress Bend Garden District, Unit 2, Bossier Parish, LA. (QUAD Development, LLC) (northeast side of subdivision, adjacent to Unit 1 of Garden District) **(Police Jury District 6)**

Kurk Nixon was present to represent the applicant and stated this is for a 22-lot unit in an existing subdivision.

There being no discussion, motion was made by Donnie McDaniel, seconded by Buster Constanzi, to approve P-40-09, Final Plat. Motion carried unanimously.

**(E) PRELIMINARY HEARINGS**

10. P-1-10 – A preliminary hearing to consider the application of River Rouge Plantation, LLC for a zoning amendment to change the zoning classification of a 78 acre tract of land located in a portion of Sections 29 and 30, T19N-R13W, Bossier Parish, LA, from R-A, Residential-Agriculture District, to I-1, Light-Industrial District, for an industrial complex. (south side of Cash Point Rd.) **(Police Jury District 6)**

Judi Bruce and Ken Smith were present to represent the applicant and Bruce explained River Rouge Plantation is the new name for Cash Point Plantation. This is the portion across from the water tower and it will be developed for oil related businesses. It is raw land, and the best use is industrial.

Constanzi asked who owns the road?

Bruce said it was dedicated to the Police Jury, but they do not maintain it, but it will be rebuilt and be 24' wide.

Schuldt asked if it was in wetlands?

K. Smith said no.

Marsiglia asked what the time table for the road was?

Smith said 6 months.

There being no further discussion, motion was made by Buster Constanzi, seconded by Donnie McDaniel, to put P-1-10 up for public hearing. Motion carried unanimously.

11. P-2-10 – A preliminary hearing to consider the application of River Rouge Plantation, LLC for a zoning amendment to change the zoning classification of a 55 acre tract of land located in Section 30, T19N-R13W, Bossier Parish, LA, from I-1, Light-Industrial District to I-2, Heavy-Industrial District, for an impound facility. (southwest of the levee at Cash Point) **(Police Jury District 6)**

Judi Bruce and Ken Smith were present to represent the applicant. Bruce stated this property is to the left down Cash Point Rd., over the levee. It is already zoned for industrial, but under today's code, this use requires I-2 zoning. In Shreveport, there is a central storage facility, and in Bossier City, all wrecked and impounded vehicles must be stored in the City. Anything impounded in the Parish needs a place. This will not be a dismantling facility.

Constanzi asked about screening?

Smith said it will be screened by the levee.

McDaniel said they need to submit a detailed site plan.

Bruce said this type facility is governed by the State Police

There being no further discussion, motion was made by Donnie McDaniel, seconded by Buster Constanzi, to put P-2-10 up for public hearing. Motion carried unanimously.

## **(F) MINUTES**

Motion was made by Buster Constanzi, seconded by Donnie McDaniel, to approve the December minutes, as mailed. Motion carried unanimously.

## **(G) OLD/NEW BUSINESS**

Marsiglia explained that once the amendment to the drive thru ordinance is passed, the CUA for alcohol for Rocky Cascio needs to go forward without the condition made that he close the drive thru.

Motion was made by Donnie McDaniel, seconded by Art Schuldt, to approve C-45-09, CUA for on-premise consumption of low content alcohol at a restaurant, keeping the drive-thru open for food sales only. Motion carried unanimously

Marsiglia announced the birth of Chase Parnell, son of Carlotta Askew, Planner. He was born early and Marsiglia wanted to give the MPC a heads up in case she needs more time off than she has accumulated. He asked that she receive pay, regardless.

Everyone agreed, but Constanzi suggested to wait and see how it goes for her.

**(F) ADJOURN**

Motion was made by Art Schuldt, seconded by Donnie McDaniel, to adjourn the meeting at 2:47 pm. Motion carried unanimously.

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James Harris, Chairman

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