

BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION

PUBLIC AND PRELIMINARY HEARING – MINUTES

MONDAY, JUNE 14, 2010 AT 2:00 P M

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

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

OTHERS PRESENT

Sam Marsiglia, Ex. Dir.
Lynda Davis, Secretary
Carlotta Askew, Planner
Kristen Rockett, Rep./Appl.
Michan Holbrook, Rep./Appl.
Doug Brown, Rep./Appl.
Thomas Keun, Rep./Appl.
Clint Blakey, Applicant
Jeff Raley, Rep./Appl.
Steve Vercher, Rep./Appl.
Niall Whatley, Rep./Appl.
John Selmer, Rep./Appl.
Dennis Little, Applicant
Gary Clark, Rep./Appl.
Butch Ford, Parish Engineer

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, Brett Mattison, Donnie McDaniel, Ben Rauschenbach and Art Schuldt.

(B) APPROVE AGENDA

Marsiglia added 1 case to Other Actions on the agenda: C-49-10, a request for a Temporary Use Approval for retail sales in a tent.

Motion was made by Brett Mattison, seconded by Buster Constanzi, to approve the addition to the agenda. Motion carried unanimously.

(C) PUBLIC HEARING/ACTIONS

Motion was made by Donnie McDaniel, seconded by Brett Mattison, to discuss and act on the following 2 cases together. Motion carried unanimously.

1. C-17-10 – A public hearing to consider the application of Brown Builders, Inc., for a zoning amendment to change the zoning classification of Lot 2, Northgate Temperature Controlled Subdivision and a tract of land located in Section 35, T18N-R13W, Bossier City, LA, from B-3, General Business District, to R-MD, Residential-Medium Density District, for an addition to an existing apartment complex. (west side of Northgate Rd. at Lexington Apts.) **(City Council District 2)**

4. C-42-10 – Planned Unit Development, Lexington Park Apartments, Phase 3, Northgate Rd., Bossier City, LA. (Brown Builders, Inc.) **(City Council District 2)**

Kristin Rockett and Michan Holbrook were present to represent the applicant.

Schuldt asked if the property is vacant?

Holbrook replied yes.

Rauschenbach asked about fencing?

Rockett responded they would put a 6' privacy fence on the rear, consistent with what was done in the first 2 phases.

Marsiglia said there was a wrought iron fence on the front.

Doug Brown, representing the applicant, stated yes there would be wrought iron with columns on the front.

There being no further discussion and no opposition, motion was made by Art Schuldt, seconded by Donnie McDaniel, to approve C-17-10 and C-42-10. Motion carried unanimously.

2. C-40-10 – A public hearing to consider the application of Hosuk Yu for Conditional Use Approval at a B-3 location, 2950 East Texas St., Suite 100, Bossier City, LA, for on-premise consumption of low and high content alcohol at a restaurant. (the old Bennigan's space in the Mall) **(City Council District 2)**

Thomas Keun was present to represent the applicant and stated he is the general manager.

Schuldt asked if they planned to use the existing bar?

Keun explained they were remodeling and making the bar smaller and it will be a sushi bar. They no longer planned to have the patio outside.

Rauschenbach asked if it would be the same as in Shreveport?

Keun said yes.

McDaniel asked if it would be open later than midnight?

Marsiglia said he didn't need any approval for than because it is not close to any residences.

Keun said they will be open until 11 pm.

There being no further discussion or opposition, motion was made by Buster Constanzi, seconded by Ben Rauschenbach, to approve C-40-10. Motion carried unanimously.

3. C-41-10 – Preliminary Plat, Golden Meadows Subdivision, Unit 26, Bossier City, LA. (Brown's Property Development, Inc.) (southeast of Unit 25) **(City Council District 1)**

Michan Holbrook and Doug Brown were present to represent the applicant.

McDaniel asked if this was a continuation of the existing subdivision?

Holbrook said it was.

There being no further discussion or opposition, motion was made by Brett Mattison, seconded by Donnie McDaniel, to approve the Preliminary Plat. Motion carried unanimously.

5. C-44-10 – Conditional Use Approval request on a B-3 tract, 3601 Benton Rd., Bossier City, LA, for an on-premise sign review. (Blakey Auto Plex Suzuki) **(City Council District 5)**

Clint Blakey, applicant, explained he wants to reinstall a sign the tornado blew down. The new one will be smaller and to code. Tony Armenio is building it.

Marsiglia asked if he would have a pole cover?

Blakey said yes, but he would make sure with Armenio.

Constanzi said the new sign would be an improvement.

Schuldt asked if the sign was going in the same place?

Blakey said it was.

There being no further discussion or any opposition, motion was made by Brett Mattison, seconded by Art Schuldt, to approve C-44-10. Motion carried unanimously.

6. C-46-10 – Amended Plat, Vice Property Subdivision, Bossier City, LA. (J & B Vice Properties) (southeast corner of E. Texas and Jeter) **(City Council District 2)**

Motion was made by Donnie McDaniel, seconded by Brett Mattison, to delay C-46-10, because no one was present to represent the applicant. Motion carried unanimously.

7. C-47-10 – Amended Plat, Bossier Inn and Suites, Bossier City, LA. (Jong D. Lee/Bossier Inn & Suites) **(City Council District 5)**

Jeff Raley was present to represent the applicant and explained this plat was being changed from 3 lots to 2 and they will locate the dumpster where it was recommended.

Schuldt said the homeowners came to us with complaints about the fence, drainage and dumpsters and asked if all that has been taken care of?

Marsiglia said the City was working on the drainage.

Raley said the dumpster site is on the plat and the applicant is getting estimates on fencing.

There being no further discussion or any opposition, motion was made by Buster Constanzi, seconded by Donnie McDaniel, to approve C-47-10. Motion carried unanimously.

8. P-12-10 – A public hearing to consider the application of Mary Elizabeth Tuminello, for a zoning amendment to change the zoning classification of a tract of land located in Section 16, T18N-R12W, Bossier Parish, LA, from R-A, Residential-Agriculture District, to B-3, General Business District, for a restaurant and future commercial use. (south side of Hwy. 80 and north side of Bodcau Rd.) **(Police Jury District 2)**

Steve Vercher was present to represent the applicant and stated this would have 2 plats and this first lot is for a chicken franchise. All of the property will be zoned B-3. B-3 zoning is all around this property.

There being no discussion or opposition, motion was made by Art Schuldt, seconded by Donnie McDaniel, to approve P-12-10. Motion carried unanimously.

9. P-17-10 – A public hearing to consider the application of Providence Classical Academy for Conditional Use Approval on an R-A tract, being a portion of Lots 2 and 3, T.K. & Viola McCranie Partition, Bossier Parish, LA, for a private school. (approx. 1,500' north of North Bossier Park) **(Police Jury District 6)**

Niall Whatley was present to represent the applicant.

Schuldt asked what the grade level of the school would be?

Whatley said kindergarten through 5th.

Schuldt asked if the plan was to eventually go through high school?

Whatley said yes, but the initial building is for K through 5.

Schuldt asked if they would design the drainage for all of the development?

Whatley said they would.

Schuldt asked if they would need a buffer?

Whatley said there was only one residence and it was to the south.

Schuldt asked if it would stay R-A?

McDaniel explained it was a Conditional Use in the R-A.

Marsiglia asked if they planned fencing?

Whatley said on the south side.

Marsiglia asked if they would save many trees?

Whatley said yes as many as possible and they would also do a lot of landscaping.

There being no further discussion or any opposition, motion was made by Brett Mattison, seconded by Art Schuldt, to approve P-17-10. Motion carried unanimously.

10. P-19-10 – Preliminary Plat, St. Charles Court Village Subdivision, Unit 2, Bossier Parish, LA. (Brushy Creek Land, Co., LLC) (southern extension of Poydras Dr.) **(Police Jury District 6)**

Jeff Raley was present to represent the applicant and explained this is an extension of St. Charles Village; a 41-lot addition that is part of their master plan. Everything will be the same as the other units.

There being no discussion or any opposition, motion was made by Buster Constanzi, seconded by Ben Rauschenbach, to approve P-19-10, Preliminary Plat. Motion carried unanimously.

11. P-20-10 – Amended Plat, River Bluff Subdivision, Unit 4, Bossier Parish, LA. (Brushy Creek Land Co., LLC) (northern extension of Bevely Lake Dr.) **(Police Jury District 6)**

Jeff Raley was present to represent the applicant and explained this would be a different style townhome development.

Harris asked if Raley had the renderings they had requested?

Raley said he didn't, but would call the applicant to see if they could come to the meeting with them.

Schuldt explained they need to see the plans because this is the only development with a 5' front setback.

The applicant was unable to come to the meeting, therefore motion was made by Donnie McDaniel, seconded by Ben Rauschenbach, to delay P-20-10 until the MPC can review renderings of the development. Motion carried unanimously.

12. P-22-10 – Preliminary Plat, Montclair Bossier Addition, Bossier Parish, LA. (David M. Abdehou) (south side of Wemple Rd. between Benton Rd. and Airline Dr.) **(Police Jury District 6)**

Motion was made by Buster Constanzi, seconded by Donnie McDaniel, to delay P-22-10 because no one was present to represent the applicant. Motion carried unanimously.

The application arrive late, therefore, motion was made by Buster Constanzi, seconded by Art Schuldt, to place P-22-10 back on the agenda. Motion carried unanimously.

Gary Clark was present to represent the applicant and stated this plat is to deliver a subdivision into 3 lots. They will develop the back lot (6 acres) for an assisted living facility. They will leave the other 2 lots undeveloped for future use.

McDaniel asked if they would put the boulevard in first?

Clark said yes.

Rauschenbach asked if they had started the work?

Clark said no.

Schuldt asked if this was just for the plat?

Marsiglia said yes and it was zoned 2 years ago.

Schuldt asked about the sidewalks and street lights?

Clark explained they would carry the sewer to the east to a lift station or to the west to the park.

Marsiglia said the sidewalks and street lights are required by code or would need a variance to omit them.

Harris asked what would be on the back?

Clark said the assisted living facility would have a park with sidewalks on the rear.

Harris said it shows going around the back to a pond.

Schuldt said the code is to be along the street to tie properties together.

Butch Ford, Parish Engineer, said a walking trail was planned from Lakewood to the park in a few years.

There being no further discussion and no opposition, motion was made by Art Schuldt, seconded by Donnie McDaniel, to approve P-22-10. Motion carried unanimously.

(D) OTHER ACTIONS

13. C-32-10 – Final Plat, Tiburon Subdivision, Unit 5, Bossier City, LA. (Tiburon Development, LLC) (east of Willow Chute Bayou, north of Unit 2, extension of Horseguards Ave.) **(City Council District 4)**

Jeff Raley was present to represent the applicant and stated this was submitted in 2007, but never went forward.

There being no further discussion, motion was made by Brett Mattison, seconded by Ben Rauschenbach, to approve C-32-10, Final Plat. Motion carried unanimously.

14. C-33-10 – Final Plat, Gardens of Southgate Subdivision, Unit 9, Bossier City, LA. (Southgate Gardens, LLC) (south of Unit 8, an extension of Antietam) **(City Council District 1)**

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

There being no further discussion, motion was made by Art Schuldt, seconded by Brett Mattison, to approve C-33-10, Final Plat. Motion carried unanimously.

15. C-48-10 – Temporary Use Approval on a B-2 tract, 2555 Viking Dr., Bossier City, LA, for a temporary modular bank building. (James R. Barlow/Home Federal Bank) (north side of Viking and west of Airline) **(City Council District 5)**

John Selmer was present to represent the applicant.

Schuldt asked him to describe their plans?

Selmer said this will not be a regular portable building. It will cost \$400,000 and will be at grade. It will be wood and EIFS that will look like marble. It will take 24 months to build the permanent bank.

Marsiglia said they would have to come back for the second year approval.

Selmer showed the renderings of a temporary building like it in Shreveport.

There being no further discussion, motion was made by Donnie McDaniel, seconded by Brett Mattison, to approve C-48-10 for 12 months. Motion carried unanimously.

ADD ON:

16 C-49-10 – Temporary Use Approval on a B-3 tract, 2369 Airline Dr., Bossier City, LA, for retail sales in a tent. (Dennis Little)

Dennis Little, applicant, was present.

McDaniel asked if he was requesting approval for July 8 – Aug. 10?

Little said yes.

Mattison suggested approval July 1st through August 31st to make sure he would have enough time to set up and take down.

Little expressed appreciation.

There being no further discussion, motion was made by Brett Mattison, seconded by Art Schuldt, to approve C-49-10, July 1st – August 31st, 1020. Motion carried unanimously.

(E) PRELIMINARY HEARINGS - NONE

(F) MINUTES

Motion was made by Donnie McDaniel, seconded by Brett Mattison, to approve the May minutes, as mailed. Motion carried unanimously.

(G) OLD/NEW BUSINESS

- 1.) Marsiglia told of the MPC appointment of Walt Buckmaster, retired from the military in 1975 and stayed in Bossier. He has been very involved in this community and used to come to our office for permit approvals often.
- 2.) Marsiglia said work on the Master Plan is about to be started any day. A committee will be formed to look at future land use and clean up of the UDC.

- 3.) Marsiglia explained Greg Tilley is planning a nice RV park on E. Texas and the issue has come up about RV's in mobile home parks. It's not a use in the codes, but already exists everywhere. Permits requires different electric hookups for RV's.

Mattison asked if it has set a precedent, if everyone already allows it.

Constanzi said it's the park owners who shouldn't be able to own RV's and rent them.

Marsiglia agreed and said there needs to be some guidance and maybe allow a certain percentage of them to be in a mobile home park and CUA.

McDaniel said only the home owners should be allowed to have them.

Jeff Raley explained he was working on the plans for an RV park now. It will have subdivision covenants pertaining to the age of the RV and other restrictions.

Constanzi's opinion was there shouldn't be any RV's allowed in a mobile home park.

Butch Ford explained that the tax accessor can't take RV's because they have a license plate and they can't be permitted. The health department requires that if there are more than 2 in a park, you must have a washateria and restrooms. It is the Parish's responsibility to enforce that. Mobile homes must have P-traps when you tie into a septic system and RV's don't.

Marsiglia said there is no way for the MPC to enforce this.

Ford said it should be turned over to the health department if it's outside the MPC area. When the electric is put in, the RV will show up. This should be put into the zoning for the entire Parish, when that is done.

Marsiglia said he has an idea what to do now.

(F) ADJOURN

Motion was made by Buster Constanzi, seconded by Brett Mattison, to adjourn the meeting at 2:50 pm. Motion carried unanimously.

James Harris, Chairman