

BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION

PUBLIC AND PRELIMINARY HEARING – MINUTES

MONDAY, APRIL 18, 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
Ben Rauschenbach
Art Schuldt

MEMBERS ABSENT

Donnie McDaniel

OTHERS PRESENT

Sam Marsiglia, Ex. Director
Carlotta Askew, Planner
Lynda Davis, Secretary
Desi Sprawls, Rep./Appl.
Jason Westerman, Rep./Appl.
Tommy Smith, Applicant
Ed Kennon, Rep./Appl.
Martin Bamburg, Applicant
Josh Rosier, Applicant
Steve Vercher, Rep./Appl.
David Jones, City Council

Buster Constanzi, Chairman, called the meeting to order.

Walt Buckmaster 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 Walt Buckmaster, Buster Constanzi, James Harris, Brett Mattison, Ben Rauschenbach and Art Schuldt.

(B) APPROVE AGENDA

Marsiglia had an addition to the agenda, P-17-11, Temporary Use Approval, to be added at the end of Other Actions.

Motion was made by Brett Mattison, seconded by James Harris, to add P-17-11 to Other Actions and approve the amended agenda. Motion carried unanimously.

(C) PUBLIC HEARING/ACTIONS

1. C-20-11 – Preliminary Plat, The Office Complex at Villaggio, Bossier City, LA. (Good Properties, LLC) **(City Council District 4)**

Desi Sprawls was present to represent the applicant and explained the developer was ready to begin the office development as approved as part of the master plan.

Constanzi asked if the spaces would be sold or leased?

Sprawls said the plan is to sell the buildings to individuals, to lease out the spaces, but if they sell as condos within the buildings, this will have to come back to the MPC.

Schuldt said this is consistent with their master plan.

There being no opposition or further discussion, motion was made by Art Schuldt, seconded by Ben Rauschenbach, to approve C-20-11, Preliminary Plat. Motion carried unanimously.

2. P-13-11 – Preliminary Plat, Dogwood South Subdivision, Unit 14, Bossier Parish, LA. (Bruce Logan) **(Police Jury District 2)**

Jason Westerman, Coyle Engineering, was present to represent the applicant and explained this is a 55-lot extension of the existing subdivision.

Harris asked if they would use the same guidelines as the other units?

Westerman said they would.

Constanzi asked what would be the distance between the railroad and the residential property?

Westerman said the railroad right of way abuts the residential property line, so about 100-150'.

Schuldt asked if the railroad was used often?

Westerman said about 3 times a week.

There being no opposition or further discussion, motion was made by Ben Rauschenbach, seconded by Brett Mattison, to approve P-13-11, Preliminary Plat. Motion carried unanimously.

(D) OTHER ACTIONS

3. C-19-11 – Landscape Review on a B-3 tract, southeast corner of Beene Blvd., Bossier City, LA, for strip-center. (Tommy R. Smith) (west of TaMolly's Mexican Restaurant) **(City Council District 5)**

Tommy Smith, applicant, was present and explained he wants a landscaping variance on the west side.

Schuldt asked if there was a row of trees there now?

Smith said there is, but he is adding some more.

Schuldt stated that on the east is a long side, with 25 parking spaces and asked if a couple could be taken out for extra landscaping or do what TaMolly's did (plant trees down that side).

Smith said on the southeast corner of the building on the rear, there is an island that will also have landscaping. He asked if he leaves the 2 parking spaces, could he get a variance?

Schuldt said no.

Mattison asked who his tenants would be?

Smith said one tenant will need more than the required parking and if he get the other possible tenant, he would reduce the size of the building, to allow more parking, but he needs to plan in case he gets the second tenant.

Schuldt asked could he share the adjacent driveway?

Smith said he didn't want to. This is Newk's Restaurant and their deliveries come in on 18-wheelers. He wants a separate driveway for that. His property will be separated from the TaMolly's property with concrete and a curb.

Rauschenbach asked if he would have a median cut?

Smith said he was told he could by Mark Hudson, City Engineer.

Schuldt asked where the dumpster would be?

Smith said in the southeast corner of the property. Originally it was to be at the southwest corner of the property, but there is a SWEPCO pull-box there.

Schuldt stated the plan shows a drive-thru on the west side of the building, but could it be moved to the east side?

Smith said no, because that is where the delivery trucks will be driving.

Schuldt asked about parking spaces?

Smith said he would have more than is required by the City, but if the other tenant comes, he will only have what they both need.

Schuldt asked about the required parking?

Marsiglia said its 1 per 250 sq. ft. of gross floor area, but for food it's 1 per 100.

Schuldt said for an 11,000 sq. ft. building with 2 restaurants they would need 110 parking spaces.

Smith said he has 109, but if the second tenant doesn't come, he would have a few more than required and he could remove a parking space for landscaping.

Schuldt suggested that he could put more trees on the TaMolly's side, not lining them up with theirs, but putting them in between. He asked if he had contacted the office complex to the rear about using their parking?

Smith said no, but he would.

Schuldt asked if TaMolly's had enough parking?

An unidentified person in the audience said they do and there is always empty parking in the rear.

Mattison asked where he would add new trees on the west?

Smith said there are cypress trees already there and he would take new trees from there.

Marsiglia said there is a 25' green space in the right-of-way along there and it gives the appearance of more landscaping.

Schuldt asked if the City would allow live oaks in the right-of-way?

Marsiglia said that had been done before, but it isn't his call.

Mattison said he likes it as drawn.

There being no further discussion, motion was made by Brett Mattison, seconded by James Harris, to approve C-19-11.

Mattison asked if he needs grass in the median or will it just be concrete abutting concrete?

Smith said he was going to put a tree within 50'.

Mattison said TaMolly's doesn't have trees down that side according to the picture.

Constanzi asked if he wanted to revise his motion?

Mattison said he likes the plan.

Schuldt asked if there was a trade-off?

Mattison said I'd like to see what TaMolly's has and stated he was going to put a tree in the middle about half way down.

Smith said he will need a variance if the tenant comes.

Rauschenbach asked what if there is damage on the east or south adjoining property from the construction?

Smith said there won't be any damage to the adjoining property. His curb will match their curb. He said TaMolly's is over the property line on the east a couple inches and off the property line on the south 2-3'.

Rauschenbach asked about the drainage?

Smith said it would go into the storm drain on Beene to the north.

Motion carried unanimously.

4. P-9-11 – Final Plat, Forest Hills Subdivision, Unit 8, Bossier Parish, LA. (Tri-State Sand & Gravel, LLC) (north of Unit 5, an extension of Hollow Wood Way) **(Police Jury District 2)**

Ed Kennon was present to represent the applicant and stated this is more of the same.

Rauschenbach asked about the fencing?

Kennon said he amended his covenants and turned them in at the last meeting.

There being no further discussion, motion was made by James Harris, seconded by Walt Buckmaster, to approve P-9-11, Final Plat. Motion carried unanimously.

5. P-16-11 – Temporary Use Approval, on a B-3 tract, 5212 Airline Dr., Bossier Parish, LA, for a sno-cone stand. (Bayou Bounce Sno-Cones/Martin Bamburg) (North Airline Plaza) **(Police Jury District 6)**

Martin Bamburg, applicant, was present and explained this was for a sno-cone stand that would be next to Cypress Inn on Airline.

Constanzi asked if he would skirt it and landscape?

Bamburg said yes. He was applying to have it through September 30th or when it slows down.

There being no further discussion, motion was made by Brett Mattison, seconded by Walt Buckmaster, to approve P-16-11, April 18 through October 1, 2011. Motion carried unanimously.

Add-On:

P-17-11 – Temporary Use Approval, on a B-3 lot, 745 Hwy. 80 East, Haughton, LA, for a sno-cone stand. (Josh Rosier)

Josh Rosier, applicant, was present and explained this is at 745 Hwy. 80 East, in front of the fireworks store, in the gravel parking lot.

Constanzi asked if he had been there last year?

Rosier said yes.

Constanzi explained if he didn't remember to get it renewed next time, they would not approve it again.

Rosier said he thought it just carried over.

Constanzi said it doesn't and asked that he add plants for landscaping.

There being no further discussion, motion was made by Brett Mattison, seconded by Art Schuldt, to approve P-17-11, April 18th thru Oct. 1, 2011. Motion carried unanimously.

(E) PRELIMINARY HEARINGS

6. P-14-11 – A preliminary hearing to consider the application of Excel Aircraft, LLC, for a zoning amendment to change the zoning classification of a 43.245 acre tract of land, located in Section 22, T19N-R13W, Bossier Parish, LA, from R-A, Residence-Agriculture District, to R-E, Residential-Estate, for a 12-lot single family residential estate subdivision. (south side of Swan Lake Rd., across from Legacy Elementary) **(Police Jury District 5)**

Steve Vercher was present to represent the applicant and explained these would be 3-acre tracts, with restrictive covenants, individual water wells and septic tanks. The drive-ways will access Swan Lake Rd. Since the tracts are so large, the School Board and Butch Ford said they will allow 12 curb-cuts.

Mattison asked if the lots will be for sale?

Vercher said yes, a family bought it and will build 2 houses for themselves on the back, using one of the curb-cuts.

Schuldt asked if some of the property was in a flood zone?

Vercher said yes, but Lots 9, 10 and 11 are not. The base flood elevation is 158 and it floods at 159. It will need to be built up to 169. Butch Ford won't bless it until he sees the Owen-White report. The owners want to sell the front to off-set the expenses for them.

Mattison said 12 curb-cuts are a lot.

Vercher said they had a meeting about it in the MPC office and Butch Ford cleared that. The rear lots for the owners will only need 2' of fill dirt. The front half of the lots are 166'.

Constanzi said this should be delayed.

Marsiglia said this is just the preliminary hearing, and it would need to be delayed at the public hearing.

Schuldt said Lots 9, 10 and 11, could be Unit 1 and is buildable. They could go forward with that.

Mattison asked if they would want to go forward with that, if they can't do everything they want to?

Vercher said they would want to go with Unit 1 now.

Schuldt said the MPC needs to look at it all.

Marsiglia said they could advertise it as one big tract and then amend it down.

Vercher said the applicant would want to look at Unit 1 for zoning now.

Schuldt said with only zoning 3 lots, they still want to look at the Owen-White study.

There being no further discussion, motion was made by Art Schuldt, seconded by Ben Rauschenbach, to approve P-14-11. Motion carried unanimously.

Vercher added that he would not come to the public hearing without the Owen-White study.

(F) MINUTES

Motion was made by Brett Mattison, seconded by Ben Rauschenbach, to approve the March minutes, as mailed. Motion carried unanimously.

(G) OLD BUSINESS/NEW BUSINESS

Marsiglia reminded about the Master Plan update workshop, April 26th, 12:30 pm.

David Jones, City Councilman, District 4, suggested since it will be public, minutes be taken.

Marsiglia said the MPC office would do that and post notices about it. The hearing for the public to have input will be held at a later date.

(F) ADJOURN

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

Buster Constanzi, Chairman

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