

BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION

PUBLIC AND PRELIMINARY HEARING – MINUTES

MONDAY, JULY 11, 2011 AT 2:00 P M

CITY COUNCIL CHAMBERS, BOSSIER CITY HALL

620 BENTON ROAD, BOSSIER CITY, LOUISIANA

MEMBERS PRESENT

Walt Buckmaster
Buster Constanzi
Brett Mattison
Ben Rauschenbach
Art Schuldt

MEMBERS ABSENT

James Harris
Donnie McDaniel

OTHERS PRESENT

Sam Marsiglia, Ex. Director
Lynda Davis, Secretary
Carlotta Askew, City Planner
Adam Willard, Rep./Appl.
Jeff Raley, Rep./Appl.
Rick Ganey, Applicant
Brad Graff, Rep./Appl.
Joey French, Rep./Appl.
Michael Swilley, Rep./Appl.
Ron Matsko, Rep./Appl.
Tom Lacy, Rep./Appl.

Buster Constanzi, Chairman, called the meeting to order.

Walt Buckmaster gave the invocation, and Brett Mattison 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, Brett Mattison, Ben Rauschenbach and Art Schuldt.

(B) APPROVE AGENDA

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

(C) PUBLIC HEARING/ACTIONS

1. C-36-11 – A request for a 1 space reduction in the parking requirements and a 25'-27' front yard major street setback variance on a B-3 tract, 2100 Barksdale Blvd., Bossier City, LA, for a beauty salon. (Adam Willard/Ashleys Building) **(City Council District 3)**

Adam Willard was present to represent the applicant and explained they want the minimum parking.

Schuldt asked about the staff and the square footage?

Willard said 2 beauticians in a 1200 sq. ft. building.

Buckmaster asked if Action Taxi had been asked to share parking?

Willard said no.

Schuldt asked if they would only have 4 parking spaces?

Willard said yes. If this isn't approved they would move locations.

There being no opposition or further discussion, motion was made by Art Schuldt, seconded by Ben Rauschenbach, to approve C-36-11 for the parking variance. Motion carried unanimously.

Marsiglia said they need to act on the front setback separately.

Constanzi stated the building would be oriented towards Barksdale Blvd.

Marsiglia explained to reduce the front setback requirement, cleans this up and makes it legal.

Schuldt stated there are many buildings along there, close to the street.

There being no opposition or further discussion, motion was made by Art Schuldt, seconded by Brett Mattison, to approve C-36-11, the front yard setback variance on a major street. Motion carried unanimously.

2. C-38-11 – Amended Planned Unit Development, on an I-1 tract, 4341 & 4351 Marlana St., Bossier City, LA, for an office/warehouse. (Dan Fellows/Jeff Lowe/JD Land Development, LLC) (north side of Marlana St.) **(City Council District 4)**

Jeff Raley was present to represent the applicant and explained the owner decided to move the parking to the front from the side.

Schuldt asked if it would reduce the parking?

Raley said actually they would have more, because now it will be one tenant per building, instead of multi-tenant..

Rauschenbach asked if the area between buildings is already paved?

Raley said yes.

There being no opposition or further discussion, motion was made by Brett Mattison, seconded by Walt Buckmaster, to approve C-38-11. Motion carried unanimously.

3. C-39-11 – A public hearing to consider the application of Rick Ganey, for a zoning amendment to change the zoning classification of a tract of land located in Sections 4 & 5, T18N-R13W, Bossier City, Bossier Parish, Louisiana, to revert the zoning from R-LD, Residential-Low Density District, back to B-1, Commercial Office Business District, for a child development center. (to the rear of the existing child care center on the west side of Old Brownlee Rd.) **(City Council District 5)**

Rick Ganey, applicant, was present and explained they are adding an after-schooler's building.

Marsiglia said it was first proposed to be a subdivision, so he won't need a PUD.

Schuldt asked if that building would be accessed through the existing building?

Ganey said yes, and exit under a covered walkway on the back to the new building.

Schuldt asked why no PUD?

Marsiglia explained that each building is on a separate lot.

There being no opposition or further discussion, motion was made by Walt Buckmaster, seconded by Art Schuldt, to approve C-39-11. Motion carried unanimously.

4. P-19-11 – Amended Plat, Revised Plat Olde Oaks, Unit VIII, Bossier City, LA. (Olde Oaks Development, LLC) (eastern end of Eldorado Court) **(Police Jury District 1)**

Brad Graff was present to represent the applicant and explained that a gas well to the east of this property needs a reserve easement on Lots 19, 20 and a portion of Lot 21.

Schuldt asked if these lots will be used as common area?

Graff said yes, unless they are sold to the adjoining lots, but they are not buildable lots.

Rauschenbach asked if the unit had been started?

Graff said yes.

There being no opposition or further discussion, motion was made by Brett Mattison, seconded by Ben Rauschenbach, to approve P-19-11, Amended Plat. Motion carried unanimously.

5. P-25-11 – Amended Plat, Old River Place, Unit 5, Bossier City, LA. (Mark Mathews/Tymark Properties, LLC) (east side of Caplis-Sligo Rd.) **(Police Jury District 1)**

Joey French was present to represent the applicant and explained the Parish wants to expand the ROW on the south side of the street, 10' and add an extra lot.

There being no opposition or discussion, motion was made by Art Schuldt, second by Ben Rauschenbach, to approve P-25-11, Amended Plat. Motion carried unanimously.

(D) OTHER ACTIONS

6. C-37-11 – Landscaping Review on a B-2 lot, 1406 Airline Dr., Bossier City, LA, for a 20' front yard landscaping buffer variance, at a tax office. (Michael Swilley/Daren Bailey, Inc.) **(City Council District 2)**

Michael Swilley was present to represent the applicant.

Schuldt asked what the exterior would be constructed of?

Swilley said brick on the front and the back and sides would stay the same, with a port 'e cache over the front door.

Rauschenbach asked if the State was okay with the driveway?

Schuldt interjected are they ok with the 35'?

Swilley said yes.

Schuldt asked the number of staff?

Swilley said there is a single owner with a receptionist, plus probably no more than 4 clients at one time and they will most be by appointment.

Constanzi asked the sq. footage?

Swilley said 1900 sq. ft.

Marsiglia said the parking can be reduced based on the use. If they want to change the use, they will need to come back to the MPC.

There being no further discussion, motion was made by Art Schuldt, seconded by Brett Mattison, to approve C-37-11, landscaping buffer variance. Motion carried unanimously.

There being no further discussion, motion was made by Art Schuldt, seconded by Brett Mattison, to approve C-37-11, parking variance based on the current use. Motion carried unanimously.

7. P-23-11 – Temporary Use Approval on an I-2 tract, 1742 Sligo Rd., Bossier Parish, LA, for employee parking and storage. (Ronald Matsko/Culberson Construction, Inc.) **(Police Jury District 12)**

Ron Matsko, applicant, was present to represent the applicant.

Constanzi said the time limit (for a TUA) had expired from last year, and that they never landscaped.

Matsko said they took down the sign and repainted the fence, but didn't know whether to do shrubs or trees for landscaping.

Buckmaster said they need to follow through with the deadlines and the landscaping, but with nothing fancy.

Marsiglia said it is a TUA, and whatever they plant now will die.

Mattison asked how many TUA's could be approved?

Marsiglia said as many as they want, but it is also a way to get around the permanent requirements.

Mattison asked what they plan to do?

Matsko said they have 100 employees and just renewed the lease with the owner, but he is asking twice the value for us to buy it. We have to decide what to do.

Schuldt said he could approve 6 months, and if they are staying they will need to put in landscaping and come back to extend the approval.

Mattison said he understands the situation, but if they have 100 employees, they need to do something permanent.

Matsko asked what should they do if they have no decision in 6 months?

Marsiglia said they need to be in an industrial area, with a permanent building, parking and landscaping. Then they would be good to go.

Schuldt said if they grant a 6 month approval extension, they would need to see a firm plan after that.

Buckmaster asked what was the nature of their business?

Matsko said oilfield construction for everything above the ground.

Mattison said a business like that is in business through the good and the bad.

Matsko explained they moved here from Texas and picked this location because it was out of the City Limits. They thought it would be okay to operate out there.

Marsiglia said a lot of cities don't have jurisdiction past the City Limits like Bossier.

There being no further discussion, motion was made by Art Schuldt, seconded by Brett Mattison, to approve P-23-11, for 6 months. Motion carried unanimously.

Motion was made by Brett Mattison, seconded by Art Schuldt, to add the next item to the agenda. Motion carried unanimously.

8. P-28-11 – Temporary Use Approval on an R-A tract, 700 Highway 80 East, Haughton, LA, for a Farmer's Market. (Central Assembly of God Church)

Tom Lacy was present to represent the applicant, and explained they sell crafts and home-grown produce every Saturday. He asked if it would be okay if they open 2 more weeks and stop, and then reopen in September and October?

Constanzi said they could approve it for one year.

Lacy said they are open from 7-12 pm on Saturday's, on the church parking lot.

There being no further discussion, motion was made by Brett Mattison, seconded by Art Schuldt, to approve P-28-11, for one year (through July, 2012). Motion carried unanimously.

(E) PRELIMINARY HEARINGS - NONE

(F) MINUTES

Motion was made by Brett Mattison, seconded by Walt Buckmaster, to approve the June minutes, as mailed. Motion carried unanimously.

(G) OLD BUSINESS/NEW BUSINESS

- 1) Marsiglia said a plat for Golden Meadows was approved last July and the recording date is about to expire. They need it renewed, so they can file it.

Motion was made by Brett Mattison, seconded by Art Schuldt, to approve renewing approval of the plat, Golden Meadows, Unit 26. Motion carried unanimously.

(F) ADJOURN

Motion was made by Ben Rauschenbach, seconded by Brett Mattison, to adjourn the meeting at 2:37 pm. Motion carried unanimously.

Buster Constanzi, Chairman