

BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION

PUBLIC AND PRELIMINARY HEARING – MINUTES

MONDAY, JUNE 13, 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, Planner  
Forrest Raburn, Rep./Appl.  
Micha Duffy, Rep./Appl.  
Mike Weaver, Rep./Appl.  
Daniel Lindsey, Rep./Appl.  
Niall Whatley, Rep./Appl.  
Fred White, Rep./Appl.  
Chad Burgess, Rep./Appl.  
Steve Vercher, Rep./Appl.

Buster Constanzi, Chairman, called the meeting to order.

Donnie McDaniel gave the invocation, and Walt Buckmaster 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 stated the applicants of #4, P-19-11 and #9, P-23-11 had requested their cases be delayed, but #4 is a public hearing, so any public opposition present needs to be heard.

Motion was made by Brett Mattison, seconded by James Harris, to approve the amended agenda. Motion carried unanimously.

**(C) PUBLIC HEARING/ACTIONS**

1. C-29-11 – A public hearing to consider the application of Byron Garner on an RFD lot, 401 East Texas St., Bossier City, LA, for a 47 1/2' major street front set back variance, for a retail business. (old Zoe's location) **(City Council District 5)**

Forrest Raburn was present to represent the applicant.

Schuldt asked if the City was taking the right-of-way?

Marsiglia said they were losing the front parking spaces and a portion of the front of the building. The applicant will put a new façade on the front of the building. The parking will be on the west side and the rear.

Schuldt said he sees this as a hardship.

There being no further discussion and no opposition, motion was made by Art Schuldt, seconded by Brett Mattison, to approve C-29-11. Motion carried unanimously.

2. C-30-11 – Amended Planned Unit Development on an R-MD tract, 1300 Williamsburg Dr., Bossier City, LA, for parking lot alteration and reduction of landscaping buffer and reduction of compatibility buffer for an apartment complex. (B. Wayne Brown/Brown Builders, Inc.) (Lexington Place Apts.) **(City Council District 2)**

Micha Duffy was present to represent the applicant and said this request is for geometrical purposes for the moving trucks. The military sometimes moves in 2-3 families at one time, with all their furniture on one truck. This requires more paving for this size truck. Mr. Hudson asked about the median, but when he was shown how the trucks exit, he understood.

Schuldt asked if they would have a second exit?

Duffy said they would have one on the northeast side for emergencies.

Schuldt asked if the landscaping plan is correctly showing what will be put in?

Duffy said it is.

Schuldt asked if financing would make it difficult to shrink the number of units?

Duffy said yes because they are in the middle of HUD reviews.

There being no further discussion or any opposition, motion was made by James Harris, seconded by Walt Buckmaster, to approve C-30-11. Motion carried unanimously.

3. C-32-11 – A request for an 8 space parking variance on a B-3 tract, 2571 Viking Dr., Bossier City, LA, at a restaurant, to install a double drive-thru. (Robert Kempkes Architect) (existing McDonald's) **(City Council District 5)**

Mike Weaver was present to represent the applicant and explained the plan to eliminate 8 parking spaces at the rear for a dual lane, for faster service and to eliminate cars backed out onto Viking in the drive-thru line. They will also remodel. The parking spaces on the rear are currently used for large trucks or trucks with trailers.

Harris said he has seen the cars so stacked up, parked customers can't back out.

Marsiglia said he had sent a staff member out and he observed the back spaces not being used.

Weaver said the new plan will have one lane divide into two order lanes and then merge to get their order.

Harris asked how the other traffic will get out of the parking lot?

Weaver said there will be a third lane to go around the drive-thru.

Carlotta Askew, City Planner, stated the existing parking spaces are small and need to be striped to code, 18', when the remodeling is done.

There being no further discussion or any opposition, motion was made by Brett Mattison, seconded by Donnie McDaniel, to approve C-32-11. 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)**

This case was delayed by applicant, but there was no opposition.

#### **(D) OTHER ACTIONS**

5. C-24-11 – Final Plat, Cypress Place Subdivision, Unit 5, Bossier City, LA. (James D. Brown) (north of Unit 2, off of Gen. Jackson Pl.) **(City Council District 1)**

Micha Duffy was present to represent the applicant and explained this is the last unit in Cypress Place.

There being no discussion, motion was made by Donnie McDaniel, seconded by James Harris, to approve C-24-11. Motion carried unanimously.

6. C-31-11 – Landscape Review on a B-3 tract, 2113 Airline Dr., Bossier City, LA, for additional parking spaces at an addition to a retail center. (Niall D. Whatley/CC & D, LLC) **(City Council District 2)**

Daniel Lindsey, Niall Whatley and Fred White, applicants, were present and Lindsey stated this property is family owned and they have already developed a 21,000 sq. ft. building and a 10,000 sq. ft. building north of that. Now they want to build the final phase. They have some very successful tenants using a lot of the parking.

Constanzi asked if the new building has to be this size?

Lindsey said he has already bought the steel.

Schuldt reminded they had already gotten a landscaping variance.

Lindsey said that Landry Dr. wasn't a dedicated street when he first bought this property and he plans to keep the same look.

Schuldt suggested an alternate plan, splitting the parking and keeping the landscaping.

McDaniel said that would get them 6 additional parking spaces, easy.

Schuldt said it would be a trade-off with some encroachment.

Lindsey said he likes the idea of movement around the building though.

Fred White, applicant, said they own the entire tract. It has not been subdivided.

Schuldt said they need landscaping on the 2 sides because it is a corner lot. They can go to a 10' landscaping buffer, rather than the requested 6'.

Constanzi asked how they would landscape on Landry?

Lindsey said it would be the same as the other side.

Schuldt said he was opposed to shrinking the landscaping buffer.

Mattison stated he and Art have different opinions.

White explained one reason for driving on the south side of the building is so the customers could exit onto Landry and around to Shed Rd., and they want the exit further away from the corner.

Constanzi said they enter and exit Airline now.

Lindsey said yes Airline is the only entrance and exit.

Constanzi said the driveway nearest Landry could be eliminated and made a parking space.

Mattison said they are contiguous parking lots and in slow times they can go out through another drive.

Lindsey said there is not a lot of traffic on Landry.

White said it is more dangerous pulling out on Airline.

There being no further discussion, motion was made by Art Schuldt, seconded by Donnie McDaniel, to deny C-31-11, as submitted. Motion failed 2-1.

Motion was then made by Brett Mattison, seconded by Walt Buckmaster, to approve C-31-11, as submitted. Motion carried 3-2, with Buster Constanzi abstaining.

Schuldt asked why Constanzi abstained.

Constanzi said he is only required to vote to break a tie.

7. C-33-11 – Temporary Use Approval on a B-3 lot, 4320 Shed Rd., Bossier City, LA, for a snocone stand. (Josh Rosier/The Snow Shack of Haughton, LLC) **(City Council District 2)**

Chad Burgess was present to represent the applicant.

McDaniel asked the time frame?

Burgess said now through the end of September.

Constanzi reminded that the stand has to be moved off the lot at the end of the season.

There being no further discussion, motion was made by Brett Mattison, seconded by Art Schuldt, to approve C-33-11, from June 13 until October 1, 2011. Motion carried unanimously.

8. P-15-11 – Final Plat, Chateau LeMoin'e Subdivision, Unit 1, Bossier Parish, LA. (Excel Aircraft, LLC) (South side of Swan Lake Rd., across from Legacy Elementary) **(Police Jury District 5)**

Steve Vercher was present to represent the applicant.

Schuldt asked if this was just for the 3 remaining, buildable lots?

Vercher said it was and added that the report is back from Owen and White stating they can use no fill dirt in the front, but the Corp is still to determine if that property is wetlands. If it is, they will have to replace the trees they cut down. They have proceeded against my advice, and have an addendum, and have hired a consultant.

There being no further discussion, motion was made by Art Schuldt, seconded by Donnie McDaniel, to approve P-15-11. Motion carried unanimously.

9. 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)**

This case was delayed by applicant.

**(E) PRELIMINARY HEARINGS - NONE**

**(F) MINUTES**

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

**(G) OLD BUSINESS/NEW BUSINESS - NONE**

**(F) ADJOURN**

Motion was made by Donnie McDaniel, seconded by James Harris, to adjourn the meeting at 2:36 pm. Motion carried unanimously.

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Buster Constanzi, Chairman

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