

BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION

PUBLIC AND PRELIMINARY HEARING – MINUTES

MONDAY, MAY 9, 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
Donnie McDaniel
Ben Rauschenbach
Art Schuldt

MEMBERS ABSENT

Brett Mattison
Art Schuldt

OTHERS PRESENT

Sam Marsiglia, Ex. Director
Carlotta Askew, Planner
Brook Monroe, Acting-Secretary
Roberta Holcomb, Rep./Appl.
Dan Fellows, Applicant
Adam Powell, Rep./Appl.
Michan Holbrook, Rep./Appl.
Hank Morris, Rep./Appl.
Brandy Apple, Applicant
Steve Vercher, Rep./Appl.
Shelly Stockton, Applicant
Stephen Hamm, Rep./Appl.
Desi Sprawls, Rep./Appl.

Buster Constanzi, Chairman, called the meeting to order.

Walt Buckmaster gave the invocation, and Donnie McDaniel led in the pledge of allegiance.

(A) Brook Monroe, Acting-Secretary, called the roll and stated a quorum was present which consisted of Walt Buckmaster, Buster Constanzi, James Harris, Donnie McDaniel and Ben Rauschenbach.

(B) APPROVE AGENDA

Motion was made by Donnie McDaniel, seconded by James Harris, to approve the agenda. Motion carried unanimously.

(C) PUBLIC HEARING/ACTIONS

1. C-22-11 – A public hearing to consider the application of Logan's Roadhouse for Conditional Use Approval, at a B-3 location, 2958 East Texas St., Bossier City, LA, for on-premise consumption of low and high content alcohol at a restaurant. (the old Luby's) **(City Council District 2)**

Roberta Holcomb was present to represent the applicant.

Constanzi asked if they would tear the old building down?

Holcomb said they would.

Rauschenbach asked the hours of operation?

Holcomb said 11 am till 10 pm, Sunday through Thursday and 11 am till 11 pm, Friday and Saturday.

There being no opposition or further discussion, motion was made by Walt Buckmaster, seconded by James Harris, to approve C-22-11. Motion carried unanimously.

2. C-23-11 – 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)**

Dan Fellows, applicant, and Adam Powell were present.

Constanzi asked if they were building close to the street?

Powell said it would be 80' off the street.

Constanzi asked about the land on the back?

Fellows said they are hoping that the land owner just keeps with the same units all the way down the street. It's going to be a shell only, with one bathroom.

Constanzi asked if they have any prospects for the first unit?

Fellows said he has several.

There being no opposition or further discussion, motion was made by Ben Rauschenbach, seconded by Donnie McDaniel, to approve C-23-11. Motion carried unanimously.

3. C-24-11 – Preliminary 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)**

Michan Holbrook was present to represent the applicant and stated this is the last unit, but a continuation of the other units.

There being no opposition or discussion, motion was made by James Harris, seconded by Walt Buckmaster, to approve C-24-11, Preliminary Plat. Motion carried unanimously.

4. C-25-11 – A public hearing to consider the application of Clinton A. Johnson/B & B Towing and Recovery for Conditional Use Approval on an A-1 tract, 4196 Shed Road, Bossier City, LA, for a scrap metal recycling facility. (to the rear of 4196 Shed.) **(City Council District 2)**

Hank Morris was present to represent the applicant.

Constanzi asked what they meant by scrap yard?

Morris said it would be the equivalent of General Scrap in Shreveport. They will fence off the towing and use concrete containers to separate the scrap, and haul it away themselves.

McDaniel said it will be mechanical salvage.

Constanzi asked about the fence.

Morris said upgrading is in the process. A State Trooper said it had to be 8' in height with solid galvanized fencing.

Marsiglia said it is City code that nothing can be seen above the fence.

Morris said this facility will be for the general public until it catches on.

Constanzi said if someone has a junk car, they can bring it there.

Morris said yes. They are going to set scales as you go in and label the scrap and you will go inside and get your check.

Donnie asked if they would take construction scrap?

Morris said they would.

There being no opposition or further discussion, motion was made by Donnie McDaniel, seconded by Ben Rauschenbach, to approve C-25-11, with an 8' galvanized fence constructed around the tin storage area. Motion carried unanimously.

5. C-26-11 – Temporary Use Approval on a B-3 lot, 3500 E. Texas St., Bossier City, LA, for a sno-cone stand. (Brandy Apple/The Pink Penguin) **(City Council District 2)**

Brandy Apple, applicant, was present.

Buckmaster asked what is considered the end of the season?

Apple said the end of August or September.

Constanzi asked about the requirements of the unit?

Apple said she had met them all, except for landscaping and it would be done Friday. The building would be moved at the end of the season.

There being no further discussion, motion was made by Walt Buckmaster, seconded by James Harris, to approve C-26-11, May 12 – September 30, 2011. Motion carried unanimously.

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

6. P-14-11 – A public 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)**

7. P-15-11 – Preliminary 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 and stated this is a 3-lot subdivision. The other 8 lots will be used as detention before it enters Flat River. The other 8 lots will never be used. It will be a separate subdivision from the 5-lot subdivision next to it. Each lot will have its own gated entrance, with wrought iron fencing and the gates will be at least 60' off Swan Lake Rd. It will be pretty restrictive and very nice.

There being no opposition or further discussion, motion was made by James Harris, seconded by Ben Rauschenbach, to approve P-14-11, zoning and P-15-11, Preliminary Plat. Motion carried unanimously.

8. P-18-11 – A public hearing to consider the application of William & Shelly Stockton/Stocky's World Famous Pizza #14 for Conditional Use Approval, at a B-3 location, 4615 Hwy. 80 East, Suite 3, Bossier Parish, LA, for on-premise consumption of low content alcohol at a restaurant. (north side of Hwy. 80 East, just east of Family Dollar Store) **(Police Jury District 2)**

Shelly Stockton, applicant, was present.

McDaniel asked if this is a franchise?

Stockton said no, it is a family business and their 2nd location.

Buckmaster asked about the first location?

Stockton said it is on Mansfield Rd.

Constanzi asked if they deliver?

Stockton said they do not.

There being no opposition or further discussion, motion was made by Donnie McDaniel, seconded by Ben Rauschenbach, to approve P-18-11. Motion carried unanimously.

9. 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)**

Marsiglia said the applicant had requested this case be delayed.

Motion was made by Donnie McDaniel, seconded by Ben Rauschenbach, to approve the request to delay P-19-11. Motion carried unanimously.

10. P-20-11 – Minor Plat, Killen Farms, Unit 1-A, Bossier Parish, LA. (William A. Lucky, III/Dreamchaser Maker, LLC) (south side of Sligo Rd.) **(Police Jury District 12)**

Stephen Hamm was present to represent the applicant.

Harris asked if they would have a 30' right-of-way for access?

Hamm said yes.

Constanzi asked if this was industrial?

Hamm said yes.

There being no opposition or further discussion, motion was made by James Harris, seconded by Walt Buckmaster, to approve P-20-11, Minor Plat. Motion carried unanimously.

(D) OTHER ACTIONS

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

Desi Sprawls was present to represent the applicant.

Constanzi asked the square footage?

Sprawls said he thought 8-10,000 square feet.

There being no further discussion, motion was made by Donnie McDaniel, seconded by Walt Buckmaster, to approve C-20-11, Final Plat. Motion carried unanimously.

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

Michan Holbrook was present to represent the applicant.

Constanzi asked if this was close to a dirt pit?

Holbrook said she didn't know.

Harris asked how many lots?

Holbrook said 55.

Constanzi asked if they would maintain the walking trail?

Holbrook said yes.

There being no further discussion, motion was made by Ben Rauschenbach, seconded by James Harris, to approve P-13-11, Final Plat. Motion carried unanimously.

(E) PRELIMINARY HEARINGS - NONE

(F) MINUTES

Motion was made by Ben Rauschenbach, seconded by James Harris, to approve the April minutes, as mailed. Motion carried unanimously.

(G) OLD BUSINESS/NEW BUSINESS

Old: Marsiglia said Cypress Bend, Unit 4, was previously approved, but the filing deadline had expired.

Motion was made by Donnie McDaniel, seconded by Walt Buckmaster, to approve Cypress Bend, Unit 4. Motion carried unanimously.

New: Marsiglia stated the UDC Workshop was last week and it was suggested that the scope of that update be expanded to include areas adjacent to the City Limits that look like they would be annexed in the next few years or they are high-growth areas. The consultant said it would be \$11,000 to look at the future uses of those areas and \$23,000 to include all those areas and give all updates on all the comprehensive plans. City Council will make that decision. This is to just keep you informed.

McDaniel brought up the idea to look at a potential overlay district for Old Minden Rd., to clarify what that area should be used for, and made a motion to do so. Motion was seconded by James Harris and carried unanimously.

(F) ADJOURN

Motion was made by Ben Rauschenbach, seconded by Walter Buckmaster, to adjourn the meeting at 2:32 pm. Motion carried unanimously.

Buster Constanzi, Chairman

ld