

PLANNING COMMISSION MINUTES
Monday, February 19, 2018

MEMBERS PRESENT: Brian Bendily
Judy Poole
Vernon Guy
Bobby Parnell

MEMBERS ABSENT: JoAnn Thomas

OTHERS PRESENT:

Bruce Fleming, Zoning Director	Donnie Johnson	Margarito Vidol
Brenda Fletcher, Zoning Assistant	Juanita Jacobs	Fernando TS
Ben Westerburg, City Alderman	Mary Smith	Rony Mendoza
Louis Parker	Lamar Delony	Yaldara Munoz
Michael Johnson		

The Monday February 19, 2018, Planning Commission Meeting was called to order by Brian Bendily. The Commission approved the minutes of the November 20, 2017, Planning Commission meeting.

Brian Bendily was appointed to serve as Chair for the Planning Commission. Judy Poole will serve as Secretary. JoAnn Thomas notified the Commission that she will be resigning, as she is moving within the next few months. The Commission and Planning Staff praised her for her many years of service and dedication.

The APPLICATIONS for review were:

APPLICATION NO: ZC-17-45000011
APPLICANT: RWP Trust Properties LLC & Rada Holloway ET AL
ADDRESS: 1726 Crawford St. 108 Jonesboro Rd., 104 Jonesboro Rd., 2007 Crawford St., & 2005 Crawford St.
LEGAL DESCRIPTION: Parcel # 37739 - 1726 Crawford St. - Lots 1 & 2 BEN ALLENS RESUB IN SEC 44 T17N R3E
Parcel # 38523 – 108 Jonesboro Rd. – Lot 1 SQ 1 Alex John Survey of part of Lots 6, 7 & 8 A & E Cheniere Rd ADDN – Less PAR. 2-3 to Stella St. Interchange BK 800-556- Lot Vacant – Lot Vacant
Parcel # 38522 – 104 Jonesboro Rd. – Lot 2 SQ 1 Alex Johnson Survey of Part of Lots 6, 7 & 8 A & E Cheniere Rd. ADDN-Less PAR. 2-3 to Stella St. Interchange BK 800-556
Parcel # 37546 – 2007 Crawford St. – Lot 3 SQ 1 Alex Johnson Survey of Part Lots 6, 7 & 8 A & E Cheniere Rd. ADDN.
Parcel # 36241 - 2005 Crawford St. – Lot 4 SQ 1 Alex Johnson RESUB of Part of Lots 6, 7 & 8 Cheniere Rd. ADDN.
REQUEST: Requesting Zone Change from B-3 (General Business) District & R-1 (One-Family Residential) District to I-1 (Industrial) District. The West Monroe City Council will hear this case on March 13, 2018.

Louis Parker (RWP Trust Properties) told the Commission that they had recently purchased 2 lots that adjoin their existing salvage yard. These two lots have been vacant for over 20 years. Louis Parker told the Commission that the lots will be used for storage of wrecked and salvaged vehicles. Vernon Guy commented that the fencing looked secure. The lot is locked after business hours and has existing lighting. Louis Parker told the Commission that the standards regarding lighting are monitored by the Louisiana State Police. The State inspects these facilities each year. This facility has been inspected and meets the state's standards. Brian Bendily asked if anyone in the audience that wanted to speak. Juanita Jacobs, 205 Crawford Street, wanted to let the Commission know that there is still a community with three or four houses on the street. Juanita Jacobs told the Commission that she was concerned because there are junk cars on the lots. Louis Parker told the Commission that he has erected a 6' tall fence with barbed wire around three fourths of the property. Louis Parker had spoken to Donnie Johnson, 1722 Crawford Street, prior to erecting the fence and was advised that Mr. Johnson's mother had some concerns about the use of razor wire (because of her grandchildren); therefore, he used barbed wire. When a municipality calls them to pick up a wrecked vehicle, they are stored on these lots inside the fencing. The vehicles on the lot revolve in and out, with some going to body shops and some to salvage. Brian Bendily inquired about erecting a privacy fence as a barrier for the community. Louis Parker told the Commission that he had already spent approximately \$30,000 dollars on the existing fencing. Louis Parker relayed that his salvage business had been at this location for about 20 years. Brian Bendily expressed concern that the inclusion of the two lots has brought the business closer to the homes that remain on the street. Vernon Guy made the motion to send the Zone Change from B-3 (General Business) District & R-1

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(One-Family Residential) District to I-1 (Industrial) District.to the West Monroe City Council with a **FAVORABLE** recommendation. Judy Poole seconded. All in favor, motion approved.

APPLICATION NO: PASE-17-15000004
APPLICANT: RWP Trust Properties LLC & Rada Holloway ET AL
ADDRESS: 1726 Crawford St. 108 Jonesboro Rd., 104 Jonesboro Rd., 2007 Crawford St., & 2005 Crawford St.
LEGAL DESCRIPTION: Parcel # 37739 - 1726 Crawford St. - Lots 1 & 2 BEN ALLENS RESUB IN SEC 44 T17N R3E
Parcel # 38523 – 108 Jonesboro Rd. – Lot 1 SQ 1 Alex John Survey of part of Lots 6, 7 & 8 A & E Cheniere Rd ADDN – Less PAR. 2-3 to Stella St. Interchange BK 800-556- Lot Vacant – Lot Vacant
Parcel # 38522 – 104 Jonesboro Rd. – Lot 2 SQ 1 Alex Johnson Survey of Part of Lots 6, 7 & 8 A & E Cheniere Rd. ADDN-Less PAR. 2-3 to Stella St. Interchange BK 800-556
Parcel # 37546 – 2007 Crawford St. – Lot 3 SQ 1 Alex Johnson Survey of Part Lots 6, 7 & 8 A & E Cheniere Rd. ADDN.
Parcel # 36241 - 2005 Crawford St. – Lot 4 SQ 1 Alex Johnson RESUB of Part of Lots 6, 7 & 8 Cheniere Rd. ADDN.
REQUEST: Planning Approval / Special Exception for auto salvage/dismantling. The Board of Adjustments will hear this case on February 26, 2018.

This case was reviewed and discussed in conjunction with the above case for Zone Change. At this time, Vernon Guy made the motion to send the PASE to the Board of Adjustments with a **FAVORABLE** recommendation. Bobby Parnell seconded. All in favor, motion approved.

APPLICATION NO: PA-18-10000001
APPLICANT: Iglesia de Dios El Milagro (Rony Mendoza)/ Normcrief, Inc.
ADDRESS: 305 Austin Ave.
LEGAL DESCRIPTION: Parcel # 38374-LOT in WILLIAMS ADDN FRTG 100 FT ON SO LINE AUSTIN AVE, DEPTH 106.08 FT ALONG W LINE 3rd St.
Parcel # 38373-LOT in WILLIAMS ADDN BEG 100 FT WEST of 3rd ST 7 FRTG 50 FT ON SO SIDE AUSTIN AVE, DEPTH 106 FT.
Parcel # 37473-LOT in WILLIAMS ADDN BEG 150 FTW of INTERSECTION of W LINE 3rd St. & NO LINE LAZARRE AVE, W59.43 FT, DEPTH NO 150 FT.
Parcel # 37474- LOT in WILLIAMS ADDDN BEG 100 FTE of INTERSECTION E LINE 4th ST WITH SO LINE AUSTIN AVE, E 50FT DEPTH SO 150 FT.
Parcel # 37475- LOT in WILLIAMS ADDN BEG 150 FT E of 4th ST, E 9.43 FT ON SO LINE AUSTIN, DEPTH SO 150 FT.
REQUEST: Planning Approval to allow a church in an R-1 (One-Family Residential) District.

Yaldara Munoz told the Commission that they wanted to build their church (Church of God) on this property at 305 Austin Street. The Church typically has 31 (Thirty-One) in attendance. Bruce Fleming told the Commission that they had sufficient parking for 150 attendees. Rony Mendoza told the Commission they would be using the existing concrete slab. If approved, they plan to begin building as soon as possible since they are currently renting a space. Brian Bendily wanted to know about drainage. Bruce Fleming told the Commission that the City Engineer would require a Drainage Impact Statement prior to construction and that they would have to bring in plans for approval. Bruce Fleming feels this would be an improvement to the community. Brian Bendily asked if there was anyone in the community that wanted to speak. Mr. Lamar Delony told the Commission that he lived on North 4th Street and that his property is adjacent to this property. Mr. Delony's concerns are: #1 Drainage Issues and #2. Type of Construction, brick or metal? Bruce Fleming told Mr. Delony that the City Engineer will review drainage prior to issuance of the Building Permit. Rony Mendoza told the Commission that three walls would be made of metal and the entrance area would be stucco and brick. The roof would be metal. Lamar Delony told the Commission that he did not have any objection to a church. At this time, Judy Poole made the motion to **APPROVE** the Planning Approval for a church. Bobby Parnell seconded. All in favor, motion approved.

As there was no further business to be discussed, the meeting was adjourned.