

PLANNING COMMISSION MINUTES
Monday, April 16, 2018

MEMBERS PRESENT: Brian Bendily
Judy Poole
Vernon Guy
Bobby Parnell
JoAnn Thomas

OTHERS PRESENT:

Bruce Fleming, Zoning Director	Bruce Collins	Michael Cole
Brenda Fletcher, Zoning Assistant	Steve Wilkins	Tom Hammond
Jerry Arledge	Chris Nadler	

The Monday April 16, 2018, Planning Commission Meeting was called to order by Brian Bendily. The Commission approved the minutes of the March 19, 2018, Planning Commission meeting.

The APPLICATIONS for review were:

APPLICATION NO: PA-18-1000002
APPLICANT: Southside Church of Christ / One Eighty Endeavors
ADDRESS: 201 Commercial Circle Suite B
LEGAL DESCRIPTION: Parcel: # 113609
Lot 4-D2 Resub Lot 4-D Resub Lots 2-A1 Thru 2-A4, 4-B1 Thru 4-B9, 4-C and 2- B Resub of Lot 4-B Resub of Lot 4 of Resub of Lot 2 Downing Pines Commercial Park & Resub of Lot 2 of EXT No 1 of Downing Pines Commercial Park.
REQUEST: Planning Approval to allow a church in an B-3 (General Business) District.

Chris Nadler told the Commission he had rental property at 201 Commercial Circle Suite B and was told that he would have to apply for Planning Approval to allow a church on the premises. Bruce Collins told the Commission that the church meets on Sunday morning from 8:00 AM until 12:00 PM and the small group average between 8 – 12 members. Vernon Guy asked if the church was set up for expansion. Bruce Collins told the Commission that the building was only set up for about 18 members and if they grow they will have to look for another building for rent. Vernon Guy wanted to make sure that this building was monthly rental. Chris Nadler told the Commission it was monthly. At this time, Vernon Guy made the motion to **APPROVE** the Planning Approval to allow a church in an B-3 (General Business) District. Judy Poole seconded. All in favor, motion approved.

APPLICATION NO: ZC-18-4500001
APPLICANT: West Monroe High School / Ouachita Parish School Board
ADDRESS: 508 Travis St.
LEGAL DESCRIPTION: A certain 2.60 Acre \pm tract of land located in Section 45 of T18N, R3E, Land District North of Red River, Ouachita Parish, State of Louisiana that is to be rezoned from R-1 to B-3, being more completely described as follows:
Beginning at a Point marking the northeast corner of the intersection of Travis Street and North 7th Street (LA 143) proceed N53°02'08"W a distance of 120.07 feet along the easterly right-of-way line of North 7th Street, thence proceed N46°03'03"W a distance of 99.36 feet along the easterly right-of-way line of North 7th Street, thence, proceed N51°45'41"W a distance of 110.00 feet along the easterly right-of-way line of North 7th Street, thence proceed N38°14'22"E a distance of 10.00 feet, thence proceed N21°46'56"E a distance of 278.32 feet, thence proceed N53°29'46"E a distance of 65.55 feet, thence proceed S35°36'09"E a distance of 468.21 feet to a point on the northerly right-of-way line of Travis Street, thence proceed S53°29'46"W a distance of 225.00 feet along a northerly right-of-way line of Travis Street to the POINT OF BEGINNING, containing approximately 2.60 \pm acres.
The purpose of this legal description is to identify and define a 2.60 \pm acre tract of land in the City of West Monroe occupied by facilities of West Monroe High School belonging to the Ouachita Parish School Board that are to be rezoned from R-1 to B-3 zoning.
REQUEST: Zoning Change from R-1 (Single-Family Residential) to B-3 (General Business) to allow off-premise advertisement on rear of West Monroe High School Score Board. The West Monroe City Council will hear this case on May 8, 2018.

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Jerry Arledge told the Commission that the West Monroe High School and Ouachita Parish School Board are requesting a zone change from R-1 (Single-Family Residential) District to B-3 (General Business) District. We are wanting this change, so we can put up advertisement on a billboard facing North 7th Street. Brian Bendily wanted to know if it would be run by the school or to lease it out. Jerry Arledge told the Commission that the school would run the bill board. We already have an interested party to lease the billboard for 5 years if we can get the zone change. Jerry Arledge told the Commission that the new restaurant Walk Ons located at 205 Basic Dr., is the interested party. Brian Bendily wanted to know if the billboard would be electronic. Jerry Arledge told the Commission the billboard would be a type of shade cloth. At this time, Vernon Guy made the motion to send the Zone Change from R-1 (Single-Family Residential) District to B-3 (General Business) District to the West Monroe City Council with a **FAVORABLE recommendation.** Judy Poole seconded. All in favor, motion approved.

APPLICATION NO: PA-18-1000003
APPLICANT: Church of the Redeemer
ADDRESS: 715 Cypress Street
LEGAL DESCRIPTION: Lots 1, 2, 3, 4, 5, 6, 7 8, & 9 of Square 1 TE Flournoys Third Addition; Lots 1, 2, 3, 4, 5, 6, 7, 8, & 9 of Block 9 of Austin & Eby's First Northern Addition; West 120 feet of Lot 1 Block 10 of TE Flournoys Third Addition; East 54.19 feet of Lots 1 & 2 Square 10 of Flournoy's Third Addition.
REQUEST: Planning Approval to allow a church in an B-1 (Transition Business) District and a B-3 (General Business) District.

Tom Hammond & pastor Steve Wilkins told the Commission that Auburn Avenue Presbyterian Church (224 Auburn Avenue, Monroe, LA.) now Church of the Redeemer, had bought the First Assembly church at 715 Cypress St. and are requesting Planning Approval to allow a church in an B-1 (Transition Business) District and a B-3 (General Business) District. At this time, Vernon Guy made the motion to **APPROVE** the Planning Approval to allow a church in an B-3 (General Business) District. Judy Poole seconded. All in favor, motion approved.

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