

PLANNING COMMISSION MINUTES
Monday, April 18, 2016

MEMBERS PRESENT: Ben Westerburg
Vernon Guy
Judy Poole
JoAnn Thomas
Brian Bendily

OTHERS PRESENT:

Bruce Fleming, Zoning Director	Tom Sanders, Jr.	Staci Albritton Mitchell
Brenda Fletcher, Zoning Asst.	David I. Burkett, Atty.	Joey Riggin
Lula Britton	Jacob P. Stephens – Fire Dept.	Chris & Baillie Johnson
Lydia Holland, Atty.	Charlie W. Simmons – Fire Dept.	Tonya Auttonberry
Kenny Scott	Jiten Patel	Robbie George – City Engineer

The Monday April 18, 2016, Planning Commission Meeting was called to order by Ben Westerburg. The Commission approved the minutes of the March 21, 2016, Planning Commission meeting.

The APPLICATIONS for review were:

APPLICATION NO: OA – 16-4000001
APPLICANT: City of West Monroe
ADDRESS: 2305 N. 7th Street
REQUEST: Zoning Ordinance Amendment to Amend Sec 12:5013(a) (1); 12:5014 (a) (1); 12:5019; and 12:5019 (a) (1) of the City of West Monroe Code of Ordinances.

Staci Albritton Mitchell took the podium to tell the Commission that the City of West Monroe needed a zone restructure because of the R-1, R-1H and R-2 zones. Mrs. Mitchell did research of cities in Louisiana and felt that it would help residential growth in the City of West Monroe. Mr. Fleming told the Commission that townhouses and cluster homes were 2,000 to 4,000 sq. ft. on smaller lots. At this time, Judy Poole made the motion to **APPROVE** the request for the Zoning Ordinance Amendment to Amend Sec 12:5013(a) (1); 12:5014 (a) (1); 12:5019; and 12:5019 (a) (1) of the City of West Monroe Code of Ordinances. JoAnn Thomas seconded, Brian Bendily was an opposing vote, the motion sent to West Monroe City Council with a **FAVORABLE** recommendation to allow the Zone Ordinance Amendments by a vote of 4 to 1. The West Monroe City Council will hear this case on May 10, 2016.

APPLICATION NO: SUB – 16-5500001
APPLICANT: Willow Place Properties, LLC
ADDRESS: 201 Hines Lane
LEGAL DESCRIPTION: A certain lot or parcel of ground in the NW/4 of SE/4 of Section 28, T18N, R3E, Described as follows: BEGINNING at a point on the West line of NW/4 of the SE/4, 495 feet South of the Northwest corner; thence running in a Southerly direction along the West line of said 40 acres, a distance of 185.625 feet; thence in an Easterly direction on a line parallel to the North line of said NW/4 of SE/4 a distance of 704 feet; thence in a Northerly direction on a line parallel to the West line of NW/4 of SE/4, a distance of 185.625 feet; thence in a Westerly direction on a line parallel to the North line of NW/4 of SE/4, a distance of 704 feet to the Point of Beginning.
REQUEST: Subdivision/20 Unit Townhouse Development.

Mr. Johnson (Owner) and Mr. Riggin (Lazenby & Assoc.) took the podium to tell the Commission about the twenty (20) townhouses that he planned to build. Mr. Bendily wanted to know if the townhouses were single story, Mr. Johnson told the Commission the townhouses were single story. Mr. Riggins told the Commission that all regulations had been met. Mr. Johnson plans on putting the 8' privacy fence around the development and make sure the front is dressed up. Mr. Westerburg asked Mrs. Mitchell was this indeed what they had discussed, Mrs. Mitchell told the Commission that the residents had all agreed to this. Mr. Riggins told the Commission that the study showed no increase on drainage or traffic impact. Mr. Guy told Mr. Riggin that McMillan Road in the morning was very busy with traffic. Mr. Riggin replied that the delays in the area should be the same. Mr. Westerburg asked Mr. Fleming if the city had a study. Mr. Fleming told the Commission that all was good. Mr. Westerburg wanted to know the rental on the property. Mr. Johnson told the Commission cost would run \$1,000 to \$2,500 a month. Mr. Guy asked who would manage this property. Mr. Johnson told the Commission that he would manage the property and that at this time the townhouses would not be for sale. At this time, Brian Bendily made the motion to **APPROVE** the request for the subdivision/20 unit townhouse development. Judy Poole seconded. All in favor, motion approved.

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APPLICATION NO: ZC – 16-4500004
APPLICANT: Lula Britton/ Hatter
ADDRESS: 203 Church St.
LEGAL DESCRIPTION: Lots 6 & 7 N ½ Lot 8 J K Haynes Resub Sabie Johnson Tract
REQUEST: Zone Change from B-3 (General Business District) to R-1 (One-Family Residential District) for residential development/mobile home.

Mrs. Britton took the podium to tell the Commission that her father had purchased lots 6, 7 and half of 8 on Church St., the house her father built in 1950 was old and falling in so she wanted to put the trailer on the property and at a later date take the old house down. At this time Judy Poole made the motion to **APPROVE** the request for the zone change from B-3 (General Business District) to R-1 (One-Family Residential District). JoAnn Thomas seconded. All in favor, motion sent to West Monroe City Council with a **FAVORABLE** recommendation to allow the Zone Change. The West Monroe City Council will hear this case on May 10, 2016.

APPLICATION NO: SUB – 16-5500002
APPLICANT: Random Property Investments, L.L.C.
ADDRESS: Basic Drive
LEGAL DESCRIPTION: Parcel # 10366 - 1.375 AC being Parcel No 2 of surveying COB 1673-403 IN SECS 34 & 35 T18N R3E-Surplus Property
Parcel # 80803 – BEGINNING AT AN IRON PIN AT THE CORNER COMMON TO SECTIONS 34, 45, AND 46, TOWNSHIP 18 NORTH, RANGE 3 EAST, MEASURE N17° WEST ALONG THE LINE DIVIDING SAID SECTIONS 34 AND 45 A DISTANCE OF 991.19 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF INTERSTATE 20 HIGHWAY PROPERTY; THENCE MEASURE S53°18'E ALONG THE SOUTHERWESTERLY LINE OF SAID HIGHWAY A DISTANCE OF 925.31 FEET, MORE OR LESS, TO AN IRON PIN ON THE LINE DIVIDING SECTIONS 45 AND 46; THENCE MEASURE S54°5'W ALONG SAID LINE A DISTANCE OF 581 FEET TO THE POINT OF BEGINNING; CONTAINING 5.93 ACRES MORE OR LESS.
Parcel # 81557 – 4.02 ACS IN SEC 45 T 18N R3E BEG COR COMMON TO SECS 34, 45 & 46, N17W ALONG LINE DIVIDING SECS 34 & 45 DIST OF 406.89 FT, N54E (MORE OR LESS) TO S/L HWY 1-20327 FT, S53E 404.52 FT, S54W585.08 FT TO PT OF BEG-LEGAL DESCRIPTION WRITTEN FROM PLAT IN ASSESSOR'S FILES.
REQUEST: Subdivision/Commercial Development

Mr. Sanders (Owner) and Mr. Riggin (Lazenby & Assoc.) took the podium to tell the Commission about the extension on Basic Drive around to Old Natchitoches Road, saying that the public street would be dedicated to the City of West Monroe. Mr. Westerburg said at this time that would alleviate some of the traffic. Mr. Burkett stepped to the podium to tell the Commission that he was there to represent his clients that owned Basic Drive and that his clients were working with Mr. Sanders in regard to the shared maintenance of Basic Drive. Mr. Guy asked was it private. Mr. Riggin told the Commission that from Texas Roadhouse on back to Old Natchitoches Road that it was public, from Thomas Road onto Basic Drive up to Texas Roadhouse was private. Mr. Guy asked who would maintain. Mr. Riggin told the Commission that the road from Texas Roadhouse to Old Natchitoches Road would be dedicated to the City of West Monroe. At this time Judy Poole made the motion to **APPROVE** the request for commercial development. JoAnn Thomas seconded. All in favor, motion passed.

APPLICATION NO: ANNEX – 16-6000001
APPLICANT: KMK Properties LLC
ADDRESS: Mane St.
LEGAL DESCRIPTION: Commence at a 2" iron pipe marking the Northwest corner of the Northeast ¼ of the Northwest ¼ of Section 32, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, proceed South 89 degrees 40 minutes 41 seconds East along the North line of the Northeast ¼ of said Section 32, a distance of 1,330.25 feet to the Northeast corner of the Northeast ¼ of the Northwest ¼ of said Section 32; thence proceed South 00 degrees 08 minutes 59 seconds West along the East line of the Northeast ¼ of the Northwest ¼ of said Section 32, a distance of 315.55 feet to a ½" rebar found on the South right-of-way line of Mane Street and the POINT OF BEGINNING; thence continue South 00 degrees 08 minutes 59 seconds West along the East line of the Northeast ¼ of the Northwest ¼ of said Section 32, a distance of 646.81 feet to a set 5/8" rebar; thence proceed North 54 degrees 02 minutes 40 seconds West, a distance of 603.26 feet to a set 5/8" rebar; thence proceed North 37 degrees 31 minutes 20 seconds East, a distance of 365.94 feet to a 5/8" rebar set on the South right-of-way line of Mane Street; thence proceed Northeasterly along

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a curve to the right and the South right-of-way line of Mane Street for an arc length of 268.50 feet (Radius = 770.00 feet, Chord = North 89 degrees 29 minutes 34 seconds East – 267.14 feet) to the POINT OF BEGINNING, containing 4.5643 acres, more or less, and being subject to all rights-of-way, easements and servitudes of record and/or of use.

REQUEST: Request for Annexation into City of West Monroe City Limits.

Ben Westerburg told the Commission that both annexation and zone change go together and both will go to the City Council. Kenny Scott took the podium to tell the Commission that 4.5 acres on Mane Street was not in the City of West Monroe and that he wanted to annex it in. Mr. Westerburg wanted to know if Mr. Scott was going to build on this property. Mr. Scott told the Commission that it was going to be a hotel built by the same people across the street from his property (SHRIJI West Monroe Inc.). There was no one in the audience to speak in opposition to the application. At this time Vernon Guy made the motion to **APPROVE** the request for the annexation into City of West Monroe City Limits. JoAnn Thomas seconded. All in favor, motion sent to West Monroe City Council with a **FAVORABLE** recommendation. The West Monroe City Council will hear this case on May 10, 2016.

APPLICATION NO: ZC – 16-45000005
APPLICANT: KMK Properties LLC
ADDRESS: Mane St.
LEGAL DESCRIPTION: Commence at a 2” iron pipe marking the Northwest corner of the Northeast ¼ of the Northwest ¼ of Section 32, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, proceed South 89 degrees 40 minutes 41 seconds East along the North line of the Northeast ¼ of said Section 32, a distance of 1,330.25 feet to the Northeast corner of the Northeast ¼ of the Northwest ¼ of said Section 32; thence proceed South 00 degrees 08 minutes 59 seconds West along the East line of the Northeast ¼ of the Northwest ¼ of said Section 32, a distance of 315.55 feet to a ½” rebar found on the South right-of-way line of Mane Street and the POINT OF BEGINNING; thence continue South 00 degrees 08 minutes 59 seconds West along the East line of the Northeast ¼ of the Northwest ¼ of said Section 32, a distance of 646.81 feet to a set 5/8” rebar; thence proceed North 54 degrees 02 minutes 40 seconds West, a distance of 603.26 feet to a set 5/8” rebar; thence proceed North 37 degrees 31 minutes 20 seconds East, a distance of 365.94 feet to a 5/8” rebar set on the South right-of-way line of Mane Street; thence proceed Northeasterly along a curve to the right and the South right-of-way line of Mane Street for an arc length of 268.50 feet (Radius = 770.00 feet, Chord = North 89 degrees 29 minutes 34 seconds East – 267.14 feet) to the POINT OF BEGINNING, containing 4.5643 acres, more or less, and being subject to all rights-of-way, easements and servitudes of record and/or of use.

REQUEST: Zone change from O-L Districts (Open Land District) to B-3 (General Business District) to develop as commercial property.

Brian Bendily made the motion to **APPROVE** the request for the zone change from O-L Districts (Open Land District) to B-3 (General Business District) to develop as commercial property. Judy Poole seconded. All in favor, motion sent to West Monroe City Council with a **FAVORABLE** recommendation. The West Monroe City Council will hear this case on May 10, 2016.

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