

PLANNING COMMISSION MINUTES
Monday, May 15, 2017

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

OTHERS PRESENT:

Bruce Fleming, Zoning Director	Darryl & Donna Minter	Rena Stansbury
Brenda Fletcher, Zoning Assistant	E. Jeanetta Young	Melissa Evans
James Adams	A. J. Burns	James Polk Brian
Josh Vines	Gary Bias	Ken Vines
Philip Williams	Janet Russell	

The Monday May 15, 2017, Planning Commission Meeting was called to order by Ben Westerburg. The Commission approved the minutes of the April 17, 2017, Planning Commission meeting.

The APPLICATIONS for review were:

APPLICATION NO: ZC-17-45000002
APPLICANT: Tiffany Wilks / Define Lash Company LLC
ADDRESS: 218 Bell Lane (R#40979)
LEGAL DESCRIPTION: North ½ Lot 8 Resub Bell Tract-218 Bell Lane
REQUEST: Requesting Zone Change from R-1 (One-Family Residence) to B-3 (General Business) to develop as commercial property.

Melissa Evans spoke on behalf of Tiffany Wilks. Ms. Evans told the Commission that Tiffany Wilks was renting a place for her beauty (eyelash) salon (Define Lash Co.) but wanted to purchase 218 Bell Lane to relocate her business. Bruce Fleming told the Commission that if they approved the zone change that the property owner would be required to erect a 7' wooden fence on the rear property line because it abuts a residential zoning district. Brian Bendily made the motion to send the Zone Change with a **FAVORABLE** recommendation to the West Monroe City Council to allow the Zone Change from R-1 to B-3. Judy Poole seconded. All in favor, motion approved. The West Monroe City Council will hear this case on June 13, 2017.

APPLICATION NO: PBG-17-30000002
APPLICANT: Goldman Equipment
ADDRESS: 3915 Cypress St. (R#122967)
LEGAL DESCRIPTION: Lot 2 of Burn's Resubdivision of Lots 4,5 & 6, of Chappell Fairacres Addition to West Monroe, Louisiana, more particularly described as per plan of resubdivision made by Tommy Semmes, Jr. Professional Land Surveying Co., Inc. dated February 14, 2017, registered in Plat Book 26, page 176, under Entry No. 1722564, of the Conveyance records of Ouachita Parish, Louisiana.
REQUEST: Requesting Planned Building Group -Detached Office Building.

Josh Vines & Gary Bias told the Commission that they had bought the property at 3915 Cypress Street and plan to have office personnel at this location. Josh Vines told the Commission that they plan to have six (6) parking spaces and bring the building up to code. Vernon Guy asked if the building would be on a slab. Josh Vines told the Commission the building was on cinder blocks. Bruce Fleming told the Commission that a 7' wooden fence would be required between residential and commercial property. At this time, Brian Bendily made the motion to **APPROVE** the Planned Building Group. Judy Poole seconded. All in favor, motion approved. A Building Permit is required from the City of West Monroe Building Department.

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APPLICATION NO: ZC-17-45000001
APPLICANT: Andrew Boyles
ADDRESS: 108 Hilton St. (R#39829)
LEGAL DESCRIPTION: A certain lot located in and being a part of Lots 7 & 8 of Chappell Fairacres Addition to West Monroe, Louisiana a subdivision in the Southwest Quarter of Section 28, Township 18 North, Range 3 East, as per plat filed in Plat Book 4, Page 20, Records of Ouachita Parish, Louisiana, being more particularly described as follows: Beginning at the Southwest Corner of Lot 8 of said Chappell Fairacres Addition and run along the West line of said Lot 8 a distance of 163 feet; thence at an angle of 120 degrees and 22 minutes to the right a NT: West line of Hilton Street, thence Southerly along said West line of Hilton Street a distance 101 feet, more or less, to the intersection of the South line of Lot 8 of said Addition; thence along the South line of said Lot 8 a distance of 78 feet, more or less, to the Point of Beginning.
REQUEST: Requesting Zone Change from R-1 (One-Family Residence) to R-2 (Multiple Family Residence) for adding a cottage. Tabled from the April 17, 2017 Planning Commission Meeting.

Rena Stansbury donated the property at 108 Hilton St. to her grandson, Andrew Boyles. Ms. Stansbury told the Commission that her grandson wanted to build a mother-in-law cottage, for his father to live in. Ms. Stansbury told the Commission that the cottage would be a one bedroom and that they had no intention of renting it out. Vernon Guy asked if the cottage would be attached to the main house. Ms. Stansbury told the Commission it would not be attached. The cottage would be like the cottages they have in Canton, Texas, called an "American Tiny House". Bruce Fleming asked if the cottage would be on a slab. Ms. Stansbury told the Commission that they would place it on a slab if that was required by the City; however, she felt that it would be easier to sell and relocate if it is not on a slab. Bruce Fleming told Ms. Stansbury that it would be classified as a "mobile home". Ms. Stansbury told the Commission that the product is called a "recreational vehicle". Bruce Fleming told the Commission if it is considered a "recreational vehicle" then it is not allowed by West Monroe City Ordinance. Ms. Stansbury told the Commission that they would site build the cottage since that is required. Brian Bendily made the motion to send the Zone Change with a **FAVORABLE** recommendation to the West Monroe City Council to allow the Zone Change from R-1 to R-2 for a site built cottage. The West Monroe City Council will hear this case on June 13, 2017.

APPLICATION NO: PBG-17-30000003
APPLICANT: Andrew Boyles
ADDRESS: 108 Hilton St. (R# 39829)
LEGAL DESCRIPTION: A certain lot located in and being a part of Lots 7 & 8 of Chappell Fairacres Addition to West Monroe, Louisiana a subdivision in the Southwest Quarter of Section 28, Township 18 North, Range 3 East, as per plat filed in Plat Book 4, Page 20, Records of Ouachita Parish, Louisiana, being more particularly described as follows: Beginning at the Southwest Corner of Lot 8 of said Chappell Fairacres Addition and run along the West line of said Lot 8 a distance of 163 feet; thence at an angle of 120 degrees and 22 minutes to the right a NT: West line of Hilton Street, thence Southerly along said West line of Hilton Street a distance 101 feet, more or less, to the intersection of the South line of Lot 8 of said Addition; thence along the South line of said Lot 8 a distance of 78 feet, more or less, to the Point of Beginning.
REQUEST: Requesting Planned Building Group to add a cottage as a second family dwelling on an existing slab.

This application was discussed in conjunction with Zone Change application ZC-17-45000001. Judy Poole made the motion to **APPROVE** the Planned Building Group to add a site built cottage. JoAnn Thomas seconded. All in favor, motion approved. If the West Monroe City Council approves the Zone Change on June 13, 2017, then the Planned Building Group will be allowed.

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APPLICATION NO: ZC-17-4500003
APPLICANT: First Assembly of God
ADDRESS: 701 Cypress St. (R#78138)-Withdrawn (will remain B-3)
703 Cypress St. (R#78142)-Withdrawn (will remain B-3)
705 Cypress St. (R#78136)-Withdrawn (will remain B-3)
707 Cypress St.(R#78165) -Withdrawn (will remain B-3)
714 N. 3rd St. (R#36464)
207 Vernon St. (R#37404)
811 N. 3rd St. (R#13496)
809 N. 3rd St. (R#36449)
805 N. 3rd St. (R#38639)
803 N. 3rd St. (R#33905)
801 N 3rd St. (R#67194)
816 N. 3rd St. (R# 78162)
812 N. 3rd St. (R#78163)
810 N. 3rd St. (R#78167)
808 N. 3rd St.(R#78158)
806 N. 3rd St. (R#78153)
804 N. 3rd St. (R#78151)
212 Vernon St. (R#78156)
208 Vernon St. (R#78150)
210 Vernon St. (R#78148)
LEGAL DESCRIPTION: Lots 1 – 4 Sq. 9 A & E Northern ADDN.
Lots 1 & 2 Sq. 10 Flournoys 3rd ADDN.
Lots 4, 5, 7, 8, & 9 Sq. 2 Flournoys 3rd ADDN.
Lots 1 – 9 Sq. 1 Flournoys 3rd ADDN.
REQUEST: Requesting Zone Change from R-1 (One-Family Residence) to B-1 (Transitional Business District) for business development.

Darryl Minter (Secretary of the Board at First Assembly) spoke on behalf of the application. He explained that 701 Cypress Street, 703 Cypress Street, 705 Cypress Street and 707 Cypress Street are currently Zoned B-3 (General Business) and should have not been included as part of this Zone Change Request, as they prefer those 4 parcels to remain B-3. The remaining 16 parcels on this list are currently used as parking lots for the First Assembly Church. The church is in the process of building a new facility and relocating to 102 Blanchard Street; therefore, they are selling the properties at the current facility. Brian Bendily asked what the future intent of the property was. Darryl Minter told the Commission that the prospective buyers wanted to change the Zoning of the properties to a B-1 (Transitional Business District) for future commercial development such as office buildings, doctor offices, etc. Ben Westerburg asked for information regarding the lot at 807 North 3rd Street where Mr. Billie Ponder's house is located. It was explained that this parcel is not part of this application and will remain R-1 (Single Family Residential). Brian Bendily cautioned that once you start changing zoning and combining Business zoning and residential zoning, that it opens a door. Bruce Fleming explained to the Commission that residential properties are allowed in a B-1 (Transitional Business) District. Ben Westerburg explained that changing the zoning will assist the church is selling the property to potential buyers. Judy Poole made the motion to send the Zone Change with a **FAVORABLE** recommendation to allow the Zone Change from R-1 to B-1 for 16 parcels [714 N. 3rd St.(R#36464), 207 Vernon St. (R#37404), 811 N. 3rd St. (R#13496), 809 N. 3rd St. (R#36449), 805 N. 3rd St. (R#38639), 803 N. 3rd St. (R#33905), 801 N 3rd St. (R#67194), 816 N.3rd St. (R# 78162), 812 N. 3rd St. (R#78163), 810 N. 3rd St. (R#78167), 808 N. 3rd St.(R#78158), 806 N. 3rd St. (R#78153), 804 N. 3rd St. (R#78151), 212 Vernon St. (R#78156), 208 Vernon St. (R#78150), 210 Vernon St. (R#78148)]. Vernon Guy seconded. All in favor, motion approved. The West Monroe City Council will hear this case on June 13, 2017.

APPLICATION NO: ZC-17-4500004 - TABLED
APPLICANT: Lincecum Properties LLC
ADDRESS: 1410 Ridge Ave.
LEGAL DESCRIPTION: Lots 3 & 4 SQ 8 SPLANCE PLACE ADDN.
REQUEST: Requesting Zone Change from B-3 (General Business) to B-1 (Transitional Business District) to develop as multi-family residential apartment building & duplexes.

This application was **POSTPONED** at the Applicant's Request. This case will be heard by the Planning Commission on June 19, 2017.

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APPLICATION NO: **PBG-17-300000004 - TABLED**
APPLICANT: Lincecum Properties LLC
ADDRESS: 1410 Ridge Ave.
LEGAL DESCRIPTION: Lots 3 & 4 SQ 8 SPLANCE PLACE ADDN.
REQUEST: Requesting Planned Building Group for an apartment complex in B-3 (General Business District)

This application was **POSTPONED** at the Applicant's Request. This case will be heard by the Planning Commission on June 19, 2017.

APPLICATION NO: **ZC-17-45000005**
APPLICANT: Danny Kay Prince
ADDRESS: 206 Crosley Street (R# 78135),
208 Crosley Street (R#78126),
212 Crosley Street (R#39151),
219 Haynes Street (R#78129)
LEGAL DESCRIPTION: 206 (Lot 1 SQ 1 EBYS 1ST ADDN & PORTION OF ALLEY REVOKED)
208 (Lot 2, E2 Lot 3 & ALL LOT 8 SQ 1 EBYS 1ST ADDN & PORTION OF ALLEY REVOKED) 212 (WEST ½ LOT 3 & SO 140 FT OF LOT 4 SQ 1 EBYS 1ST ADDN) 219 (LOT 7 & E2 LOT 6 SQ 1 EBYS 1ST ADDN)
REQUEST: Requesting Zone Change from R-1 (One-Family Residence) to B-1 (Transitional Business District) for business development.

Donna Minter told the Commission that Danny Kay Prince had asked her to speak on his behalf. Danny Kay Prince purchased the "youth building" from the First Assembly of God. It is a metal building. He plans to use the building as a youth training center for young athletes. Ben Westerburg clarified that youth training centers are used for things like batting cages, basketball games, and sport training. At this time, Judy Poole made the motion to send the Zone Change to the City Council with a **FAVORABLE** recommendation to allow the Zone Change from R-1 to B-1. JoAnn Thomas seconded. All in favor, motion approved. The West Monroe City Council will hear this case on June 13, 2017.

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