

PLANNING COMMISSION MINUTES  
Monday, May 21, 2018

MEMBERS PRESENT: Brian Bendily  
Judy Poole  
Vernon Guy  
Bobby Parnell

MEMBERS ABSENT: JoAnn Thomas

OTHERS PRESENT: Bruce Fleming, Zoning Director  
Brenda Fletcher, Zoning Assistant  
Richard Allen  
Kathryn Murphy  
Bruce Meredith  
Richard Guidry

The Monday May 21, 2018, Planning Commission Meeting was called to order by Brian Bendily. The Commission approved the minutes of the April 16, 2018, Planning Commission meeting.

The APPLICATIONS for review were:

**APPLICATION NO:** **Annx-18-60000001**  
**APPLICANT:** Trenton Appliance Co., LLC / Allen & Allen Real Estate LLC  
**ADDRESS:** 2054 Old Natchitoches Rd  
**LEGAL DESCRIPTION:** Parcel # 125630:  
0.777 ACS IN SEC 34 T18 N R 3E, FROM INTERSECTION OF E R/W LINE OF LA HWY 617 (THOMAS RD) WITH N R/W LINE OF OLD NATCHITOCHEs RD, N 50-00-19W 46.02, LF CURVE RAD=11,509.16, CHORD=N00-25-31 E 89.01, ARC=89.01, N89-50-36E 200.00, N00-25-31E 200.00 TO POB, N00-25-31E 100.00, N89-50-36E 210.36, S00-50-15W 319.97, LT CURVE RAD=886.61, CHORD=S78-11-30W 103.94, ARC=104.00, NOO-25-31E 240.93, S89-50-36W 106.47 TO POB  
**REQUEST:** Requesting Annexation into West Monroe City Limits.

Richard Allen told the Commission he had purchased the property at 2054 Old Natchitoches and he would like to tie into the city water system. Trenton Appliance Company is in business and operating at this location. Bruce Fleming told the Commission that water & sewer service was available at this site. Bobby Parnell made the motion to send Annexation to the West Monroe City Council with a **FAVORABLE** recommendation. Vernon Guy seconded. All in favor, motion approved. The West Monroe City Council will hear this case on June 12, 2018.

**APPLICATION NO:** **ZC-18-45000002**  
**APPLICANT:** Trenton Appliance Co., LLC / Allen & Allen Real Estate LLC  
**ADDRESS:** 2054 Old Natchitoches Rd  
**LEGAL DESCRIPTION:** Parcel # 125630:  
0.777 ACS IN SEC 34 T18 N R 3E, FROM INTERSECTION OF E R/W LINE OF LA HWY 617 (THOMAS RD) WITH N R/W LINE OF OLD NATCHITOCHEs RD, N 50-00-19W 46.02, LF CURVE RAD=11,509.16, CHORD=N00-25-31 E 89.01, ARC=89.01, N89-50-36E 200.00, N00-25-31E 200.00 TO POB, N00-25-31E 100.00, N89-50-36E 210.36, S00-50-15W 319.97, LT CURVE RAD=886.61, CHORD=S78-11-30W 103.94, ARC=104.00, NOO-25-31E 240.93, S89-50-36W 106.47 TO POB  
**REQUEST:** Requesting Zone Change from O-L (Open Land) to B-3 (General Business).

Vernon Guy wanted to know if the adjacent property was B-3 (General Business). Bruce Fleming told the Commission it was. Judy Poole made the motion to send the Zone Change to the West Monroe City Council with a **FAVORABLE** recommendation. Bobby Parnell seconded. All in favor, motion approved. The West Monroe City Council will hear this case on June 12, 2018.

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**APPLICATION NO:** ZC-18-4500003  
**APPLICANT:** Rosenbell INC.  
**ADDRESS:** 524 Thomas Rd  
**LEGAL DESCRIPTION:** A 0.752 Acre tract or parcel of land situated in Section 33, Township 18 North, Range 3 East of the Land District North of Red River, Ouachita Parish, Louisiana and is more particularly described as follows:  
Commence at a found ½” iron rod marking the Northwest corner of the E ½ of the SE ¼ SE ¼ of Section 33, T 18 N, R 3 E, Ouachita Parish, Louisiana; thence, proceed N 89°44’00” E, along the North line of said E ½ of SE ¼ of SE ¼ of Section 33, 380.32 feet to a set ½” iron rod and the POINT OF BEGINNING; thence, continue N 89°44’00” E, along the North line of said E ½ of SE ¼ of SE ¼ of Section 33, 260.00 feet to a found 5/8” iron rod on the West right-of-way line of Thomas Road thence, proceed in a Southerly direction along said West right-of-way line of Thomas Road and along a curve to the left having an arc length of 126.00 feet (Chord = S 01°42’58” W – 126.00 feet) to a set ½” iron rod; thence, proceed S 89°42’20” W, 260.00 feet to a set ½” iron rod; thence, proceed N 01°42’51” E, 126.13 feet to the POINT OF BEGINNING.  
The above described tract or parcel of land is subject to any rights-of-way, easements or servitudes either of record or of use and is as depicted on a Plat of Survey for Tim Olson as prepared by S.E. Huey Co., dated February 22, 2018. Drawing No. 189050-2.  
**REQUEST:** Requesting Zone Change from I-1(Industrial District) to B-3 (General Business).

Richard Guidry (Rosenbell INC) told the Commission the property located at 524 Thomas Road is currently zoned I-1 (Industrial District). He is requesting a zone change to B-3 (General Business) to build an Arby’s Restaurant. Brian Bendily told Richard Guidry that the City of West Monroe is unable to provide sewer at this location. Richard Guidry told the Commission that West Ouachita Sewer District services this property, a manhole is on the southside, southeast corner of the property. Brian Bendily asked Richard Guidry if he had spoken to Ronnie Turner with Public Works. Richard Guidry told the Commission he had not. Brian Bendily advised Richard Guidry to contact Ronnie Turner. Richard Guidry told the Commission the building would be a 2400 sq. ft building. Judy Poole made the motion to send the Zone Change to the West Monroe City Council with a **FAVORABLE** recommendation. Vernon Guy seconded. All in favor, motion approved. The West Monroe City Council will hear this case on June 12, 2018.

**APPLICATION NO:** PASE-18-1500001  
**APPLICANT:** Sidney & Mary Allice Stone / Kathryn A. Murphy  
**ADDRESS:** 115 Apple Street  
**LEGAL DESCRIPTION:** Parcel # 39035 & #39034:  
Lot 8 Square 2 Heard & Wallace Resub Sq 3 Zeigins Resub Ranson Tract being 53’ X 140’.  
**REQUEST:** Planning approval / Special Exception to allow a Mobile Home that is less than required 20 feet in Width in an R-1 (Single Family Residential) District (16’x 78’).

Kathryn Murphy told the Commission that the property is still in her deceased parents name. Her daughter lives in the house and we have a lot next to it that we would like to move my mobile home to. Brian Bendily wanted to know if Kathryn Murphy had a new mobile home. Kathryn Murphy told the Commission it was about 10 years old. Vernon Guy wanted to know what size. Kathryn Murphy told the Commission it was 16 x 82. Bruce Fleming told the Commission that it would meet all the setbacks. At this time, Vernon Guy made the motion to send the Planning Approval / Special Exception to the Board of Adjustments with a **FAVORABLE** recommendation. Judy Poole seconded. All in favor, motion approved. The Board of Adjustments will hear this case May 29, 2018.

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