

PLANNING COMMISSION MINUTES  
Monday, June 16, 2015

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

OTHERS PRESENT: Bruce Fleming, Zoning Director  
Brenda Fletcher  
Maggie Kirk  
Dawn Fowlkes  
Evangeline Boyles  
Nancy Perkins  
Warren Perkins

The Monday, June 16, 2015, Planning Commission Meeting was called to order by Ben Westerburg. The Commission approved the minutes of the March 16, 2015, Planning Commission meeting.

The FIRST application for review was:

**APPLICATION NO: ZC-15-45000003**

APPLICANT: ALBERT STANSBURY, JR. & RENA CARDEN STANSBURY

ADDRESS: 108 Hilton Street

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 distance of 152 feet to the East line of Lot 7, said East line of Lot 7 being the 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. (the "Property").

REQUEST: Zone Change from B-3 (General Business) to R-1 (Single Family Residence).

Evangeline Boyles (daughter of Rena Stansbury) spoke on her behalf. Evangeline Boyles stated that her aunt lives at the property and is considered legally blind, that her son is living with the aunt but needs another bedroom and bathroom added on. Bruce Fleming told the Commission that this was zoned in the 70's. There was no one in the audience to speak in opposition to the application. Judy Poole made the motion to send to the City Council with a **FAVORABLE** recommendation to Zone Change from B-3 (General Business) to R-1 (Single Family Residence). JoAnn Thomas seconded. All in favor, motion approved. The West Monroe City Council will hear this case on July 14, 2015.

The SECOND application for review was:

**APPLICATION NO: ZC-15-45000004**

APPLICANT: DNM, LLC (SUSAN DAWN FOWLKES-ET AL)

ADDRESS: 204 Bell Lane

LEGAL DESCRIPTION: That certain lot or parcel of ground situated in the Parish of Ouachita, State of Louisiana described as follows: Beginning 97 feet East of the NE corner of the NW/4 of SE/4 of Section 28, Township 18 North, Range 3 East; thence South 4 degrees 56' East a distance of 602.2 feet for a POINT OF BEGINNING; thence run West a distance of 351.30 feet; thence South a distance of 100 feet; thence East a distance of 359.85 feet; thence North 4 degrees 56' West to the Point of Beginning and containing .80 acres or land, more or less and being in the NW/4 of SE/4 of Section 28, Township 18 North, Range 3 East.

LESS AND EXCEPT:

A certain lot or parcel of ground together with all improvements thereon, situated in the Parish of Ouachita, State of Louisiana, being more particularly described as follows: From the NE corner of the NW/4 of SE/4 of Section 28, Township 18 North, Range 3 East, run East 97 feet; thence run South 4 degrees 56' East a distance of 702.4 feet; thence run West a distance of 179.85 feet to the POINT OF BEGINNING; thence run West a distance of 150 feet, more or less, to the East line of Su-Quak-Natch-Ah Street as same exists this date; thence run Northerly along the East line of Su-Quak-Natch-Ah Street a distance of 101 feet more or less to the North line of the property acquired by Alex S. Sikes per deed of record in Conveyance Book 202, page 9, records of Ouachita Parish, Louisiana; thence run East along the North line of the property acquired by Alex S. Sikes as foresaid, a distance of 150 feet; thence run Southerly a distance of 101 feet, more or less, back to the POINT OF BEGINNING. Bearing Municipal Address of 204 Bell Lane, West Monroe, Louisiana 71291.

REQUEST: Zone Change from R-1 (Single Family Residence) to B-3 (General Business).

Dawn Fowlkes spoke to the Commission about changing the zoning as her father did not do anything with the property. Ben Westerburg asked what they plan to do with the property. Dawn Fowlkes told the Commission at this

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time nothing but may sell at a later date. There was no one in the audience to speak in opposition to the application. Vernon Guy made the motion to send to City Council with a **FAVORABLE** recommendation to Zone Change from R-1 (Single Family Residence) to B-3 (General Business). Judy Poole seconded. All in favor, motion approved. The West Monroe City Council will hear this case on July 14, 2015

The THIRD application for review was:

**APPLICATION NO: PASE-15-15000002**

APPLICANT: LIQUOR LANE, LLC

ADDRESS: 3100 Cypress St.

LEGAL DESCRIPTION: Lot 1 SQ 12 Splane Place Addition

REQUEST: PASE to allow liquor sales not to be consumed on premises in a B-1 (Transitional Business) District.

Nancy Perkins, owner of the property told the Commission that she wanted to build a drive thru liquor silver barn that would enter on Ozone comeback turn left and then back out onto Cypress St. Ben Westerburg wanted to know if she would be selling strictly liquor. Nancy Perkins said just liquor with no drinking on the premises. Bruce Fleming said that they would have to have adequate parking with a wooden fence. Nancy Perkins told the Commission there would be a wooden fence on the back and side of the property. Vernon Guy asked what was on the west side of the building. Bruce Fleming said he believed it was an office and chicken place. Vernon Guy asked was that the place built a couple of months ago. Bruce Fleming said it was. Nancy Perkins stated there is an auto place right across the street. Bruce Fleming stated O'Reilly Auto was east of the property. Ben Westerburg said that he did not believe that any property would be affected. Bruce Fleming said that across the street was a B-3 strip mall. Brian Bendily asked again about the adequate parking. Nancy Perkins said yes there would be adequate parking. Bruce Fleming stated that they will have to submit a site plan showing the layout and parking. Vernon Guy asked if it would look like a barn. Nancy Perkins said it would be a silver barn with white trim on the edges. There was no one in the audience to speak in opposition to the application. JoAnn Thomas made the motion to send to BOARD OF ADJUSTMENTS with a **FAVORABLE** recommendation to allow liquor sales in a B-1 (Transitional Business) District not to be consumed on premises. Judy Poole seconded. All in favor, motion approved. The West Monroe Board of Adjustments will hear this case on June 22, 2015.

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