

PLANNING COMMISSION MINUTES
Monday, July 20, 2015

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

MEMBERS ABSENT: Vernon Guy

OTHERS PRESENT: Bruce Fleming, Zoning Director
Brenda Fletcher
Rusty Grant
Tommy Usrey
Heath Lord
Jennifer Lord
Tommy Block
Sara Johnson
James Simpson
Robert Brewer

The Monday, July 20, 2015, Planning Commission Meeting was called to order by Ben Westerburg. The Commission approved the minutes of the June 15, 2015, Planning Commission meeting.

The FIRST application for review was:

APPLICATION NO: PA - 15-1000001
APPLICANT: EDGEWOOD BAPTIST CHURCH
ADDRESS: 700 Trenton Street
LEGAL DESCRIPTION: Lot 2 Trenton Street Sub Contg. .180 ACS.
REQUEST: Planning approval to allow a church in a B-3 (General Business).

Pastor Rusty Grant took the podium and explained to the Commission that the church had sold to Ouachita Parish School Board. Edgewood Baptist Church then leased the old K-Sera building from Tommy Block for a total of 12 months. Judy Poole asked if it were to be temporary. Pastor Grant assured the Commission that it was a 12 month lease and that the church hoped to have secured another property at that time. Brian Bendily asked Bruce would the B-3 (General Business) change or would it be temporary. Bruce Fleming told the Commission it would be only for the church, temporary. Ben Westerberg brought up about the alcohol sales in the area. Bruce Fleming told the Commission that he would get with the church to sign a waiver if it came to that. Pastor Grant assured the Commission that it would not be a problem to sign a waiver if alcohol sales were to be made close to the building. 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 allow a church in a B-3 (General Business) with the stipulation that if alcohol sales were to be made close to the building, the church would have to sign a waiver. JoAnn Thomas seconded. All in favor, motion approved.

The SECOND application for review was:

APPLICATION NO: OA – 15-4000001
APPLICANT: OUACHITA BREWING COMPANY
REQUEST: Zoning Ordinance Amendment to Amend Sec 12:5016(3) to allow beverage manufacture (alcoholic) in a B-3 (General Business) District as a Planning Approval / Special Exception use. The West Monroe City Council will hear this case on August 11, 2015.

Heath Lord took the podium and explained to the Commission that the warehouse would have a full scale malt liquor produced to be sold to the distributor. Ben Westerberg said that the Commission had received like seven (7) letters of references that were all in favor of the Ouachita Brewing Company. Judy Poole wanted to know if they would offer tours through the warehouse. Brian Bendily also wanted to know if they plan sales of alcohol. Heath Lord told the Commission they would have merchandise and samples. Brian Bendily wanted to know if they would be selling alcohol. Heath Lord told the Commission that within 12 months they would like to sell alcohol. Brian Bendily asked about the smells and chemicals in the area. Heath Lord explained to the Commission that they would have to follow the state requirements as far as the smell or chemicals that they would use. Bruce Fleming then told the Commission that B-3 (General Business) allowed alcohol sales as a use by right. There was no one in the audience to speak in opposition to the application. Tommy Usrey and James Simpson were in attendance of the meeting and wanted to let the Commission know that they were in favor of the Ouachita Brewing Company. Brian Bendily made the motion to send to City Council with a **FAVORABLE** recommendation for Zone Ordinance Amendment to Amend Sec 12:5016 (3) to allow beverage manufacture (alcoholic) in a B-3 (General Business) as a PA/SE use Judy Poole seconded. All in favor, motion approved. The City Council will hear this case on August 11, 2015.

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The THIRD application for review was:

APPLICATION NO: PASE – 15-15000003
APPLICANT: OUACHITA BREWING COMPANY
ADDRESS: 95 McClendon Ave.
LEGAL DESCRIPTION: LOT IN SQ 1 A & E 1ST SOUTHERN ADDN BEG 125 FT W OF FRONT ST & FRTG 60 FT ON SO SIDE RAILROAD AVE, DEPTH 150 FT.
REQUEST: Planning Approval/Special Exception to allow beverage manufacture (alcoholic) in a B-3 (General Business) District for Ouachita Brewing Company at 95 McClendon Ave. The West Monroe Board of Adjustment will hear this case on July 27, 2015.

This case was discussed in conjunction with the preceding case, Ordinance Amendment 15-40000001. JoAnn Thomas wanted to know how soon it would be before they are ready. Heath Lord told the Commission as soon as they get all the permits from the state and the Commission's, they would start. There was no one in the audience to speak in opposition to the application. Brian Bendily made the motion to send to BOARD OF ADJUSTMENTS with a **FAVORABLE** recommendation to allow beverage manufacture (alcoholic) in a B-3 (General Business) District for Ouachita Brewing Company at 95 McClendon Ave., pending the outcome of Ordinance Amendment 15-40000001 to be heard by the City Council on August 11, 2015. JoAnn Thomas seconded. All in favor, motion approved. The West Monroe Board of Adjustments will hear this case on July 27, 2015.

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