

PLANNING COMMISSION MINUTES
Monday, August 21, 2017

MEMBERS PRESENT: Ben Westerburg
Judy Poole
Vernon Guy
Brian Bendily

MEMBERS ABSENT: JoAnn Thomas

OTHERS PRESENT:

Bruce Fleming, Zoning Director	Phillip Mahoney	Mary Keele
Brenda Fletcher, Zoning Assistant	Lisa Spann	John Willhite
Belinda Jones	Lora Ethridge	Antionetta Jones
Michael Howington	Kade Brandon	Floyd Jones, Jr.
Roosevelt Jacobs	Linda Diane Jacobs	Yvonne Lyons
Jo Marie Jones	C J Sartor	Shelia Martin
Bobby Martin	Jaden Martin	Doris Butler
Staci Allbritton Mitchell		

The Monday August 21, 2017, Planning Commission Meeting was called to order by Ben Westerburg. The Commission approved the minutes of the July 15, 2017, Planning Commission meeting.

The APPLICATIONS for review were:

APPLICATION NO: PBG-17-30000005
APPLICANT: Brandon Holdings & Investments
ADDRESS: 612, 700, 702, 703, 704, 705, 706, 707 & 801 Wood Street
LEGAL DESCRIPTION: Lot 8 Square "O" A & E Western Addn., Lots 1, 2, & 3 of Square "Q" A & E Western Addn. and that part of Alley Revoked COB 1841-104, Lots 5, 6, 7 & 8 Square "R" A & E Western Addn., and Lot 6 Square "T" A & E Western Addn., and portion of Alley Revoked COB 2093-282.
REQUEST: Requesting Planned Building Group for Wood Street Development / Residential Housing.

Michael Howington told the Commission that they were going to build 24 residences in the Wood Street Development with 15 houses to begin immediately. The homes will be single family residence efficiency homes. Michael Howington told the Commission that the homes would range between 450 to 900 hundred square feet. Vernon Guy asked how many of the homes would range about 400 square feet. Michael Howington told the Commission that there would be 6 in the immediate development. Vernon Guy asked about storage. Michael Howington told the Commission that the houses would have some storage. Brian Bendily asked about any additional exterior storage for the properties (for barbeque grills and lawn equipment, etc.). Michael Howington told the Commission that they did not plan for any exterior storage. The homes will have entry porches. Bruce Fleming asked if these houses will be on concrete slabs. Michael Howington said that he would have to check on the concrete slabs. Brian Bendily asked if the 400 square feet homes would be one bedroom and one bath. Michael Howington told the Commission that was correct. Ben Westerburg wanted to know how many parking spaces per unit. Michael Howington told the Commission that there would be two (2) parking spaces per unit. The homes will have approximately 10 feet between them. Staci Mitchell asked if these houses were for sale or rental properties. Michael Howington told the Commission the homes would be rental properties. Staci Mitchell asked what the rent amounts would be. Michael Howington told the Commission he did not know as he had not discussed it with Tim Brandon. He estimated approximately \$700 to \$800 for the smaller units. Mr. Howington assured Mrs. Mitchell that the homes would not be subsidized. Brian Bendily asked Bruce Fleming about the setbacks on this project. Bruce Fleming told the Commission that the applicant has applied for multiple variances regarding the setbacks and that the Board of Adjustments would hear that case on August 28, 2017. The Commission was concerned there is no green space, no additional parking, and no storage area. They are also concerned about the small sizes of the homes and the rental fees. Ben Westerburg called for audience response. Lisa Spann of 600 Wood Street was concerned about the number of people living in the homes. The Commission told her that since it will be a single family residence, the Commission could not limit the number of residents. Staci Mitchell explained that single family housing is needed in the area and that the size of these homes is similar to the size of a typical apartment. Mrs. Mitchell is concerned about the lack of green space. She thinks that Mr. Brandon will do a good job to develop and maintain the property. Mr. Howington feels that the Wood Street Development will elevate the character of the neighborhood. Yvonne Lyons told the Commission that she was concerned about the maintenance and asked who would be responsible for maintaining the development. Michael Howington told the Commission

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that their office was right around the corner (TBA Architecture @ 103 Cypress St.) and that the property would be maintained. The property that Mrs. Lyons was concerned about due to high grass is not part of this development nor owned by Mr. Brandon. Mary Keele of 600 Wood Street asked about the location of the garbage bins, as there would be no storage area. Michael Howington told the Commission that the driveway would be drive thru so that the garbage cans could be placed by the homes, as each home would have its own individual garbage container (large green ones that the City of West Monroe provides). Brian Bendily stated that the Wood Street Development sounds like a good idea but has too much going on for this property. The Commission's concerns include: lack of green space, lack of storage, small size of homes, need for variances for all lots in the development, no additional parking, lack of back yard, and that the development will not meet the needs of the community. Brian Bendily made the motion to **DENY** this application for a Planned Building Group for the Wood Street Development. Vernon Guy seconded. All in favor, motion approved.

This application is DENIED.

APPLICATION NO: REV-17-50000001
APPLICANT: Brandon Holdings & Investments
ADDRESS: 600, 602, 604, 606, 608, 610, 612, 700, 702, 706 & 708 Wood Street; 603, 605, 607, 609, 611, 613, and 705 Natchitoches St 206 N 4th Street & 200 School St.
REQUEST: Requesting revocation of entire alley located in Square "R" A & E Western Addn. and revocation of entire alley located in Square "O" of the A & E Western Addn.

Regarding the revocation of the alleys in Square "R" A & E Western Addn. and revocation of entire alley located in Square "O" of the A & E Western Addn., Department Reviews from Public Works indicate that due to sewer in the alley in Block "O", that the alley should not be revoked. If revocation is approved, the lines would have to be rerouted at the developer's expense. The Public Works Department indicated that there are no utility conflicts with the revocation of the alley in Block "R". Other Department Reviews indicated that there were no issues, including, ATMOS, Ouachita 911, West Monroe Police Department and West Monroe Fire Department. Brian Bendily made the motion to send this to the West Monroe City Council with an **UNFAVORABLE** recommendation to allow the revocation. Vernon Guy seconded. All in favor, motion approved. The West Monroe City Council will hear this case on September 12, 2017.

APPLICATION NO: ZC-17-45000007
APPLICANT: Martin Investments LA LLC
ADDRESS: 1103 North 7th Street and 1109 North 7th Street
LEGAL DESCRIPTION: Lots 3, 4, & 5 Square 1 Mt. Gilead Addn. (Parcels R71494 & R55724)
REQUEST: Requesting Zone Change from B-3 (General Business) to B-1 (Transitional Business) District for residential development / Townhouses.

This was the first application heard by the Commission on Monday, August 21, 2017. Bobby Martin told the Commission that he owned the property at 1103 N. 7th St and 1109 N. 7th St. and was asking to have a zone change from B-3 to B-1 so that he could build townhouses. Ben Westerburg asked how many townhouses he planned to build. Bobby Martin told the Commission that he would like to build One (1) 2-Story Unit with Four (4) residences. Judy Poole asked if this area flooded before. Bobby Martin told the Commission that he would have to build the land up. Ben Westerburg stated that new projects must be reviewed by the West Monroe City Engineer. Ben Westerburg asked if there was anyone in the audience to speak in opposition to the application. Doris Butler told the Commission that she lives on Haynes Street and was concerned about the drainage in the area. Ben Westerburg told her that the good news was that all new construction must meet all the new requirements. Bruce Fleming told her that the City Engineer would review this development. Brian Bendily asked Bruce Fleming that if the City Engineer signed off on this project will that show that no additional water will impact her property. Bruce Fleming told the Commission that was correct. She was told that this development would not affect drainage on her property. 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 B-3 (General Business) to B-1 (Transitional Business). Brian Bendily seconded. The three members voting were Brian Bendily, Ben Westerburg, and Judy Poole. All in favor, motion approved. The West Monroe City Council will hear this case on September 12, 2017.

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APPLICATION NO: OA-17-4000001
APPLICANT: Vision Academy
ADDRESS: 1800 Cypress Street
LEGAL DESCRIPTION: Lots 4, 5, & 6 Sq 4 Registers Addn and West ½ Lots 1, 2, & 3 Sq 4 Registers Addn. (Parcels R38020 & R38021)
REQUEST: Requesting Ordinance Amendment to allow “School, elementary and/or secondary, and/or satellite business center, meeting all requirements of the compulsory education laws of the state” as Special Exception Use in a B-3 (General Business) District.

Phillip Mahoney told the Commission that he owns the property at 1800 Cypress Street. Ms. Latoya Jackson of the Vision Academy West (applicant) was unable to attend the meeting. The School wants to lease the building to set up a satellite business school center. This will serve as a temporary location, as they have plans to erect a new school building in another location (possibly within a year or two). The school would service 11th & 12th grade students and will serve 60 to 70 high school students. Bruce Fleming told the Commission that school hours would be 8:30 AM to 1:30 PM. Vision Academy is a Louisiana Department of Education; BESE Approved High School that meets all State and Federal requirements for secondary schools. They understand that upgrades to the building will be required, including but not limited to: installation of a sprinkler system and submittal to the Louisiana State Fire Marshal Office for a “Change of Use” to an Assembly occupancy. A Building Permit will also be required. Bruce Fleming told the Commission that most of these young people will be bused in, but some will drive. An adequate number of parking spaces are available. Staci Albritton Mitchell, West Monroe City Alderwoman, told the Commission that some of her constituents had concerns about the school because it is considered an “alternative” school. They are concerned how it will impact other businesses in the area. The discussion turned to businesses that sell alcohol. Bruce Fleming suggested that the school be required to sign a waiver like one signed by a local church (First Assembly of God @ 102 Blanchard Street) that says they will not object to alcohol sales within close proximity. Judy Poole made the motion to send the Ordinance Amendment to the West Monroe City Council with a **FAVORABLE** recommendation to allow “School, elementary and/or secondary, and/or satellite business center, meeting all requirements of the compulsory education laws of the state” as Special Exception Use in a B-3 (General Business) District. Brian Bendily seconded. All in favor, motion approved. The West Monroe City Council will hear this case on September 12, 2017.

APPLICATION NO: PASE-17-1500003
APPLICANT: Vision Academy
ADDRESS: 1800 Cypress Street
LEGAL DESCRIPTION: Lots 4, 5, & 6 Sq 4 Registers Addn and West ½ Lots 1, 2, & 3 Sq 4 Registers Addn. (Parcels R38020 & R38021)
REQUEST: Requesting Ordinance Amendment to allow a School (satellite business center) meeting all requirements of the compulsory education laws of the state in a B-3 (General Business) District.

Ben Westerburg told the Commission this application was discussed in conjunction with the previous application for the Ordinance Amendment. Judy Poole made a motion to send to the Board of Adjustments with a **FAVORABLE** recommendation for the Planning Approval Special Exception **contingent upon the West Monroe City Council’s Approval of the Ordinance Amendment (OA-17-4000001)**. The City Council will hear the Ordinance Amendment request on September 12, 2017. Brian Bendily seconded. All in favor, motion approved. The Board of Adjustments will hear this case on August 28, 2017.

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