

BOARD OF ADJUSTMENTS

August 28, 2017

MINUTES

MEMBERS PRESENT: Sandra Henderson
Tommy Goleman
Marion "Bee" Meadows
Fred Frantom

MEMBERS ABSENT: Pam Mortin

OTHERS PRESENT:

Bruce Fleming, Zoning Director Randy Stone (KTVE) Billy Brown (KTVE)
Brenda Fletcher, Zoning Assistant Jarod Floyd (KTVE) Dennis Wills
Donna Minter (Caldwell Banker) Phillip Mahoney Latoya Jackson (Vision Academy)

The Monday, August 28, 2017, Board of Adjustments Meeting was called to order by Sandra Henderson. The Board approved the minutes of July 24, 2017, Board of Adjustments meeting.

APPLICATION NO: **VARI-17-20000006**
APPLICANT: KARD-TV (Nexstar Broadcasting)
ADDRESS: 200 Pavilion Road
LEGAL DESCRIPTION: Lot 12 RESUB LOTS 9, 10, 11 & 12 WEST MONROE
COMMERCIAL PARK SUB
REQUEST: Height Variance from 45' to 118' for an Communications Tower
in a I-1 Districts: Industrial districts.

Randy Stone, Billy Brown, and Jarod Floyd all of KTVE/KARD TV took to the podium to tell the Board about the doppler/communication tower that the station wants to add for the height variance. Bruce Fleming told the Board that Nexstar Broadcasting already has several towers taller and City of West Monroe already has two (2) water towers in the area that are higher than what they are asking for. Jarod Floyd told the Board that the national weather comes out of Shreveport or Jackson and the lowest volume stand from their radar is 9,700 feet so from 9,700 Feet down we have no clue what is happening weather wise. Billy Brown told the Board that the new project would have a fence surrounding it with a small shelter. Marion Meadows made the motion to **APPROVE** the Height Variance from 45' to 118' for the Communications Tower. Fred Frantom seconded. All in favor, motion approved.

APPLICATION NO: **VARI-17-20000007**
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: Variance requests: Side Corner 20' to 9', Rear Yard 20' to 9',
Front Yard 20' to 10', Side Corner 20' to 10', & Side Corner 5' to
4'.

Bruce Fleming told the Board the Planning Commission denied this application. Tommy Goleman made the motion to **TABLE** this application. Fred Frantom seconded. All in favor, motion tabled.

APPLICATION NO: **PASE-17-15000003**
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.

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Phillip Mahoney took the podium to tell the Board that he was the property owner at 1800 Cypress Street and that Latoya Jackson (Vision Academy) and Donna Minter (Caldwell Banker) had wanted to lease his property for the school. Latoya Jackson told the Board that Vision Academy is a satellite center for graduates of a local high school and what we will be doing is putting the students who are seeking to graduate this year would be in a business setting what this program does is for students not going to traditional college it puts them in a vocational setting, where they are provided entrepreneur skills and receive that certification through Louisiana Department of Education; BESE Approved High School that meets all State and Federal requirements for secondary schools. These students get a certification called WORK KEYS. We already have our students in Monroe Civic Center until the fair but have outgrown so now we will be leasing the West Monroe Convention Center until we can get this property. We already have 40 students from West Monroe, 30 from the Monroe area, and then 15 from the Bastrop, Rayville area and we bus these kids. Sandra Henderson asked what the hours were. Latoya Jackson told the Board school hours are 8:30 AM to 1:45 PM. We have students that go to the mall and different industry base where they work. Work Keys if they go into like Georgia Pacific with a Silver or above with Work Keys they start with a higher pay rate. That's their motivation for coming in every day. Sandra Henderson wanted to know how long it takes to complete the program. Latoya Jackson told the Board it takes a year so in May they will be graduating. Sandra Henderson wanted to know if this was the first year, to which Latoya Jackson told the Board it was the fourth year. Latoya Jackson also told the Board that last year out of 40 students 39 had gold and 1 student was silver but all were placed in a job. Sandra Henderson wanted to know what the oldest student they would accept. Latoya Jackson told the Board that they accept 14 to 19 years old. Marion Meadows asked if he understood that this was through placement. Latoya Jackson told the Board that it was even a year after placement. Sandra Henderson asked if any one wanted to speak. Donna Minter with Caldwell Banker told the Board that the work place is changing and that she just wanted to say that she really believes in this program. Marion Meadows wanted to know if it was changing the zone. Bruce Fleming explained that it was a special exception for a satellite business center in a B-3 (General Business), and that Planning Commission had sent with a Favorable recommendation. Sandra Henderson asked again if anyone else wanted to voice an opinion. Dennis Wills told the Board that he lived at 200 Slack Street and he did oppose the school, as he told the Board he had researched and found that other schools in the area offered this. Dennis Wills was also concerned with the busing of children and the loitering, not only during school but after. Dennis Wills was also concerned about the zoning. Bruce Fleming told Dennis Wills that it goes before the West Monroe City Council on September 12, 2017. Dennis Wills thought this would be a short-term lease and now he is hearing that it is a one-year program. Bruce Fleming told Dennis Wills that was what was told to him. Bruce Fleming asked Latoya Jackson if they were going to build a new school on Kiroli Road to which Latoya Jackson told the Board they did own property. Latoya Jackson told the Board that the only cars after 1:45 PM would be the teachers. Sandra Henderson asked if any of the students would drive their own vehicles. Latoya Jackson told the Board that they bused the students in and to their jobs. Dennis Wills told the Board that he understood that West Monroe and other schools already offer this program. Sandra Henderson stated that she understood that the children were falling through the system and this helped them. At this time, Marion Meadows made the motion to **APPROVE** the Ordinance Amendment to allow a School in a B-3 (General Business) District. Fred Frantom seconded. All in favor, motion approved.

As there was no other business, the meeting was adjourned.