

PLANNING COMMISSION MINUTES  
Monday, August 15, 2016

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

OTHERS PRESENT:

Bruce Fleming, Zoning Director	Nancy (Trim) Donaldson	Wayne Donaldson
Brenda Fletcher, Zoning Assistant	Ned Walpole	J. Walpole
Mike Walpole	Jason Thornhill	Todd Demoss
Chris Adams	Marla Redding	James Matthews
David Johnson (Air U)		

The Monday August 15, 2016, Planning Commission Meeting was called to order by Ben Westerburg. The Commission approved the minutes of the July 18, 2016, Planning Commission meeting.

The APPLICATION for review was:

**APPLICATION NO:** PASE-16-15000005  
**APPLICANT:** Nancy Donaldson Trim  
**ADDRESS:** 304 North 9<sup>th</sup> Street  
**LEGAL DESCRIPTION:** Parcel # 36905: Lot in Lot 1 Sq 26 Resub Sqs 26 & 27 Resub Lots A, B, C & D Flournoys 1<sup>st</sup> Addn Beg NW Cor Lot 1, S 60Ft, Back E Between Parallel Lines 75 Ft.  
**REQUEST:** Planning Approval / Special Exception for a mobile home that is less than the required 20' in width in an R-1 (One-family residential district).

Mrs. Trim spoke on behalf of the application to tell the Commission that her land was 60' deep and 75' wide and that she was wanted to put a mobile home on the site since the flood had destroyed her home. Mr. Fleming explained to the Commission that the property was subdivided back in 1960. It is a nonconforming lot but back then it was conforming. Mrs. Trim had a home on the property that had to be demolished due to the West Monroe Flooding that occurred March 9-11, 2016. Mrs. Trim told the Commission that she would live in the mobile home with no plans to rent it out. Mrs. Trim told the Commission that this is a new mobile home. Mr. Bendily asked if the mobile home would run parallel to the property lines, Mrs. Trim told the Commission it would run parallel. Mr. Guy asked Mr. Fleming if Mrs. Trim would have to follow any guidelines, Mr. Fleming told the Commission that Mrs. Trim would have to get a flood elevation. At this time, Judy Poole made the motion to forward the Planning Approval/Special Exception to the Board of Adjustments with a **Favorable** recommendation. JoAnn Thomas seconded. All in favor, motion approved. The Board of Adjustments will hear this case on August 22, 2016.

**APPLICATION NO:** ZC-16-45000008  
**APPLICANT:** Walpole Tire of Ouachita LLC  
**ADDRESS:** 201 Warren Drive.  
**LEGAL DESCRIPTION:** Parcel 40734: Lot beg at Corner Lot 4 Sq 4 Gross Resub Carters Addn, South on E line Lot 199.2 ft to the North line Carter Drive, E on Carter Drive 231.18 ft to W Line Warren Drive, N on Warren Drive 195.76 ft, W 241 ft to Beg.  
**REQUEST:** Zone Change from B-1 (Transitional Business) District to B-3 (General Business) District for an expansion of an existing tire service facility.

Mike Walpole took the podium to tell the Commission that Walpole Tires wanted to purchase the corner lot on Warren Drive and Carter Street to build onto their current business. Mr. Walpole told the Commission that they were requesting the Zone Change from B-1 (Transitional Business) to B-3 (General Business) so they could expand the business. Ben Westerburg asked about the time line of the project of work. Todd Demoss said it would depend on the protocol of the Commission and City Council meeting because once the purchase the property is complete, they would begin work immediately. Brian Bendily asked if the house on Carter was vacant. Todd Demoss told the Commission that it has been vacant for five (5) years. Ben Westerburg told the Commission that they would put the zone change contingent on the sale of the property for the development of the tire store. Mike Walpole told the Commission the plan would be to demolish the house on Carter Street and to add onto the existing Walpole Tire building. Judy Poole asked about the privacy fence and would the building be one (1) or two (2) story. Mike Walpole told the Commission it would be similar to what we have on the property now. Judy Poole asked if the fence was eight (8) foot tall. Mike Walpole told the Commission it would be whatever the city required. Bruce Fleming told the Commission the fence must be at least 7' in height. Bruce Fleming informed the applicant that the accessory building must be 20' (twenty feet) from the property line. Brian Bendily asked about the driveways for the entrance and exits and if it would be hard on the

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people that live on Carter Street. Mike Walpole told the Commission that they are in touch with LaDOTD about the driveways. Vernon Guy asked about the 27 parking spaces. Mike Walpole told the Commission that it would stay the same. Ben Westerburg asked if anyone would like to speak. James Matthews (106 Carter Street) took the podium to tell the Commission he was concerned that the drainage for his property would be affected by the development. Ben Westerburg told James Matthews that the City Engineer will require a Drainage Impact Statement prior to issuance of a permit. Brian Bendily asked about the lighting on the business. Mike Walpole told the Commission that they would do a plan review and whatever the city told them they could or could not do that they would comply. Ben Westerburg asked about the closing time. Todd Demoss told the Commission that they closed at 5:30 pm. Bruce Fleming told the Commission that the zone change would be contingent for drainage and lighting. Brian Bendily made the motion to send a **Favorable** recommendation to the City Council for the Zone Change from B-1 (Transitional Business) to B-3 (General Business) contingent upon the development of Walpole Tire of Ouachita LLC only and with approval based on the site plan, lighting, drainage & fencing issues being addressed and agreed upon. Vernon Guy seconded. All in favor, motion approved. The City Council will hear this case on September 13, 2016.

**APPLICATION NO:** OA-16-4000004

**APPLICANT:** Johnson Brothers Venture  
Dba Air U of West Monroe

**ADDRESS:** Basic Drive

**LEGAL DESCRIPTION:** Parcel # 80803 – BEGINNING AT AN IRON PIN AT THE CORNER COMMON TO SECTIONS 34, 45, AND 46, TOWNSHIP 18 NORTH, RANGE 3 EAST, MEASURE N17° WEST ALONG THE LINE DIVIDING SAID SECTIONS 34 AND 45 A DISTANCE OF 991.19 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF INTERSTATE 20 HIGHWAY PROPERTY; THENCE MEASURE S53°18'E ALONG THE SOUTHERWESTERLY LINE OF SAID HIGHWAY A DISTANCE OF 925.31 FEET, MORE OR LESS, TO AN IRON PIN ON THE LINE DIVIDING SECTIONS 45 AND 46; THENCE MEASURE S54°5'W ALONG SAID LINE A DISTANCE OF 581 FEET TO THE POINT OF BEGINNING; CONTAINING 5.93 ACRES MORE OR LESS.  
Parcel # 81557 – 4.02 ACS IN SEC 45 T 18N R3E BEG COR COMMON TO SECS 34, 45 & 46, N17W ALONG LINE DIVIDING SECS 34 & 45 DIST OF 406.89 FT, N54E (MORE OR LESS) TO S/L HWY 1-20327 FT, S53E 404.52 FT, S54W585.08 FT TO PT OF BEG-LEGAL DESCRIPTION WRITTEN FROM PLAT IN ASSESSOR'S FILES.

**REQUEST:** Ordinance Amendment to establish “Indoor Trampoline Park” parking requirement as 1 space per 200 square feet of gross floor area in Section 12:5044 of the West Monroe Code of Ordinances.

Bruce Fleming told the Commission that this case was presented a few months ago and that we had an issue because of the parking ratio of 2.98 people per car based on their occupancy load. Air U would control the number of people that they have in the building with arm bands. David Johnson with Air U of West Monroe took the podium to tell the Commission that the jumpers were only allowed to jump for one (1) hour then the bands that they were wearing would go off and they would exit the trampolines. Also they do not have no more than fifty (50) people on the trampolines. Air U only has one (1) jumper per square, the long ones on your printed copy that is for the dodge ball pit. Vernon Guy asked where the overflow of people waiting would go. David Johnson told the Commission that they have a holding area. Ben Westerburg asked what the time line would be for the project. David Johnson told the Commission that as soon as Tom Sanders gets the road put in and they are approved by City Council that they would start. Brian Bendily asked was it contingent with the road being put in. David Johnson replied “no” and that it was contingent with the parking requirements. Brian Bendily stated that he felt enough thought had been put into with the parking area. Vernon Guy asked Bruce Fleming if this was open land. Bruce Fleming told the Commission that they had zoned the area B-3 (General Business). At this time, Vernon Guy made the motion to send with a **Favorable** recommendation to the City Council. Judy Poole seconded. All in favor, motion approved. The City Council will hear this case on September 13, 2016.

In other business, Bruce Fleming told the Commission that 1997 Properties, LLC (Application PASE 16-15000004) were communicating with the City Attorney regarding filing a complaint because their application for Planning Approval/Special Exception was denied at the July 18, 2016, Planning Commission meeting.

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