

PLANNING COMMISSION MINUTES
Monday, October 19, 2015

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

MEMBERS ABSENT: Judy Poole

OTHERS PRESENT: Bruce Fleming, Zoning Director
Brenda Fletcher
Charlie Simmons (West Monroe Fire Department)
Rhonda Evans (Lynn James Properties)
Glenn Golson, Jr.
Bobby Martin (Martin Investments, LA. LLC #1)
Shelia Martin (Martin Investments, LA. LLC #1)

The Monday, October 19, 2015, Planning Commission Meeting was called to order by Ben Westerburg. The Commission approved the minutes of the September 21, 2015, Planning Commission meeting.

The FIRST application for review was:

APPLICATION NO: SUB- 15-55000002
APPLICANT: LYNN JAMES PROPERTIES LLC
ADDRESS: 113 Madison & 107 Madison St.
LEGAL DESCRIPTION: A certain tract or parcel of land situated in Section 40, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows:
Commence at a ½” iron pipe found marking the Northwest corner of Lot 9 of Connella Addition, as per plat on file in Plat Book 2, Page 11, records of Ouachita Parish, Louisiana, said point lying on the Southerly right-of-way line of Madison Street, for the POINT OF BEGINNING; thence proceed North 64 degrees 25 minutes 09 seconds East along the North line of said Lot 9 and along the Southerly right-of-way line of said Madison Street, a distance of 153.56 feet to a 5/8” rebar set at the Northeast corner of said Lot 9; thence proceed South 25 degrees 38 minutes 04 seconds East along the East line of said Lot 9, a distance of 73.00 feet to a 5/8” rebar set at the Southeast corner of said Lot 9; thence proceed North 64 degrees 21 minutes 56 seconds East, a distance of 50.00 feet to a set 5/8” rebar; thence proceed North 25 degrees 38 minutes 02 seconds West, a distance of 50.00 feet to a found 5/8” rebar on the Southerly right-of-way line of said Madison Street; thence proceed North 64 degrees 33 minutes 55 seconds East along the Southerly right-of-way line of said Madison Street, a distance of 77.00 feet to a found 5/8” rebar; thence proceed South 22 degrees 38 minutes 36 seconds East, a distance of 133.90 feet to a found 5/8” rebar; thence proceed North 70 degrees 17 minutes 37 seconds East, a distance of 70.00 feet to a found 5/8” rebar; thence proceed South 22 degrees 42 minutes 36 seconds East, a distance of 126.09 feet to a found ¾” iron pipe; thence proceed South 66 degrees 21 minutes 52 seconds West, a distance of 281.45 feet to a found 1” iron pipe; thence proceed North 26 degrees 07 minutes 09 seconds West, a distance of 4.20 feet to a set 5/8” rebar; thence proceed South 64 degrees 26 minutes 47 seconds West, a distance of 55.94 feet to a 1” iron pipe found on the East line of Lot 3 of said Connella Addition; thence proceed North 25 degrees 31 minutes 58 seconds West along the East line of said Lot 3 and along the East line of Lots 4, 5, 6, 7, and 8 of said Connella Addition, a distance of 276.19 feet to the POINT OF BEGINNING, containing 1.862 Acres, more or less, and being subject to all rights-of-way, easements and servitudes of record and/ or of use per plat by Thomas A. Semmes Jr., Professional Land Surveyor, dated July 2015.
Subdivision Review
Subdivison Review.

REQUEST:

Ben Westerburg told the Commission that they would discuss both the subdivision and revocation applications but would vote on them separately. Rhonda Evans (Lynn James Properties LLC), took the podium and told the Commission that they purchased the property and wanted to build four (4) brick houses @ 1500 sq ft. Vernon Guy wanted to know if they would be for sale or rental. Rhonda Evans told the Commission it would be rental unless someone offered them a good market value, also pointing out that most of the houses in the area are rental. There was no one in the audience to speak in opposition the the application. Brian Bendily made the motion to APPROVE the subdivision. JoAnn Thomas seconded. All in favor, motion approved.

PLANNING COMMISSION MINUTES
Monday, October 19, 2015

APPLICATION NO: REV – 15-50000002
APPLICANT: LYNN JAMES PROPERTIES LLC
ADDRESS: Madison Street
LEGAL DESCRIPTION: 50' X 50' undeveloped street as seen on plat by Thomas A. Semmes Jr., Professional Land Surveyor, dated July 2015 that lies South of Madison Street and North of Trenton Street being dedicated part of Lot 9 Connella Addn. (Parcel # 37219).
REQUEST: Revocation of unnamed & undeveloped street. The West Monroe City Council will hear this case on November 10, 2015

Brain Bendily made the motion to send to the West Monroe City Council with a FAVORABLE recommendation for the revocation of the unnamed & undeveloped street. JoAnn Thomas seconded. All in favor, motion approved.

APPLICATION NO: PBG 15-30000001
APPLICANT: MARTIN INVESTMENTS, LA. LLC #1
ADDRESS: 604 Mill Street Units 1 thru 5
LEGAL DESCRIPTION: Tract #1: Lot Seven (7), Block 4 T. E. Flournoy's First Addition to the City of West Monroe, Louisiana, and being the same property acquired by Thomas Major Fant and Mrs. Maudie Fant in Conveyance Book 401, Page 567, records of Ouachita Parish, Louisiana. Having a municipal address of 601 North 5th Street, West Monroe, Louisiana 71921.
Tract #2: Lot Six (6) Square 4, T. E. Flournoy's First Addition to the City of West Monroe, as per plat recorded in Plat Book 1, Page 21 of the records of Ouachita Parish, Louisiana. Having a municipal address of 603 North 5th Street, West Monroe, Louisiana 71291.
Tract #3: The North Thirty-two and one-half (32 ½) feet of Lot Eleven of Square Four (4) of T. E. Flournoy's First Addition to the City of West Monroe, Louisiana, as per plat recorded in the office of the Clerk of Court of Ouachita Parish, Louisiana. Having a municipal address of 506 North 6th Street, West Monroe, Louisiana 71291.
Tract #4: A certain parcel of land together with the improvements and appurtenances thereunto belonging, situated in Ouachita Parish, Louisiana, described as follows: A lot in Square Four (4) T. E. Flournoy's First Addition to West Monroe, Louisiana, beginning on the north line of Mill Street one hundred feet East of Sixth Street and fronting East along the North Line of Mill Street fifty feet and running back between parallel lines one of which is the West line of an alley a depth of one hundred thirty-five feet; being parts of Lots 8, 9 and 10 of Square Four (4) of said Addition, as per plat of said addition on file and of record in the Office of the Clerk of Court of Ouachita Parish, Louisiana; and being the same property described in deed from I. F. Wallace to Loyd L. Machen dated August 18, 1943, recorded in Conveyance Book 319, Page 517, of the conveyance records of Ouachita Parish, Louisiana. Having a municipal address of 610 Mill Street, West Monroe, La. 71291.
Tract #5: A certain lot or parcel of land lying in Lots 10 and 11 of Square 4, T. E. Flournoy's First Addition to West Monroe, Louisiana, as per plat of record in Plat Book 1, Page 21, records of Ouachita Parish, Louisiana, containing 0.075 acres, more or less, being more particularly described as follows: Commence at the Southwest corner of Lot 11, Square 4, of said T. E. Flournoy's First Addition to West Monroe, Louisiana and run Easterly along the South said of said Lot 11, for a distance of 50.00 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING, run Northerly parallel with the West side of said Lot 11, for a distance of 17.50 feet; thence run Easterly parallel with the South line of said Lot 11, for a distance of 100.00 feet, to a point on the East side of said Lot 11; thence run Southerly along the East side of said Lot 11, for a distance of 17.50 feet to the Southeast corner of said Lot 11; thence run Southerly along the East side of Lot 10, Square 4 of said subdivision, for a distance of 15.00 feet; thence run Westerly parallel with the South side of said Lot 11, for a distance of 100.00 feet; thence run Northerly parallel with the West side of said Lot 10, for a distance of 15.00 feet to the POINT OF BEGINNING.
REQUEST: Planned Building Group in a B-1 (Transitional Business) District

Bobby Martin took the podium and told the Commission that they wanted to build five (5) townhouses on this property for rental and they had the preliminary drawings in case the Commission wanted to see them. Ben Westerburg wanted to make sure he understood where the townhouses were going. Bobby Martin told the Commission it was between 5th and 6th Street. Vernon Guy wanted to know if it bordered Mill St. Bobby Martin told the Commission it bordered Mill Street. Vernon Guy wanted to know if the properties that Bobby Martin owned were occupied. Bobby Martin told the Commission that one (1) was occupied and the other was vacant, the vacant house is being remodeled. Vernon Guy wanted to know if those two (2) houses would not

PLANNING COMMISSION MINUTES
Monday, October 19, 2015

be included in the townhouse project. Bobby Martin told the Commission that was correct. Brian Bendily asked would the townhouse project face Mill Street. Bobby Martin told the Commission that you would turn into the parking lot off Mill Street. Bobby Martin told the Commission that he owned a business (Martin Communications) at one end of the street so the project would be next to his business. Vernon Guy asked would it be 2 (two) or 3 (three) bedrooms. Bobby Martin told the Commission the townhouse project would be 3 (three) bedroom with 2 (two) bathrooms. Vernon Guy wanted to know how much they would rent for. Bobby Martin told the Commission about \$800.00 per month and would also have security. Bruce Fleming told the Commission there were no negative reports from the police or fire department. Vernon Guy asked Charlie Simmons (Fire Department), could the fire trucks turn around on that small parking lot to which Charlie Simmons told the Commission they could. There was no one in the audience to speak in opposition to the application. Brian Bendily made the motion to APPROVE the Planned Building Group. Vernon Guy seconded. All in favor, motion approved.

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