

PLANNING COMMISSION MINUTES  
Monday, October 16, 2017

MEMBERS PRESENT: Ben Westerburg  
Judy Poole  
Vernon Guy

MEMBERS ABSENT: JoAnn Thomas  
Brian Bendily

OTHERS PRESENT: Bruce Fleming, Zoning Director  
Brenda Fletcher, Zoning Assistant  
Donna Cathey  
Tim Brandon  
Mary Keele  
Lisa Spann  
John Willhite  
Jeff Smith

The Monday October 16, 2017, Planning Commission Meeting was called to order by Ben Westerburg. The Commission approved the minutes of the September 18, 2017, Planning Commission meeting.

The APPLICATIONS for review were:

**APPLICATION NO:** ANNX-17-6000002

**APPLICANT:** Twin City Outdoors

**ADDRESS:** 1425 Glenwood Dr.

**LEGAL DESCRIPTION:** A certain tract or parcel of land being situated in Sections 47 and 51, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, and being more particularly described as follows: Commence at the southwest corner of Block 3 of J. F. Heard's Second Addition to West Monroe, Ouachita Parish, Louisiana, and proceed North 36 degrees 11 minutes 25 seconds West, a distance of 328.95 feet to a 5/8 inch rebar set on the northerly right-of-way line of I-20 Service Road (Glenwood Drive) and the POINT OF BEGINNING; thence proceed South 53 degrees 28 minutes 07 seconds West along said north right-of-way line of the I-20 Service Road, a distance of 73.83 feet to a State of Louisiana concrete right-of-way monument; thence proceed in a southwesterly direction along said North right-of-way line of the I-20 Service Road and along a curve to the right, for an arc length of 442.89 feet (chord = South 77 degrees 07 minutes 15 seconds West – 430.25 feet – radius = 532.94 feet) to a State of Louisiana concrete right-of-way monument; thence proceed North 71 degrees 16 minutes 18 seconds West along said northerly right-of-way line of the I-20 Service Road, a distance of 55.19 feet to a State of Louisiana concrete right-of-way monument, thence proceed North 72 degrees 48 minutes 17 seconds West along said northerly right-of-way line of the I-20 Service Road, a distance of 40.25 feet to a State of Louisiana concrete right-of-way marker; thence proceed North 79 degrees 37 minutes 45 seconds West along said northerly right-of-way line of the I-20 Service Road, a distance of 84.91 feet to a State of Louisiana concrete right-of-way marker; thence proceed North 73 degrees 20 minutes 20 seconds West along said northerly right-of-way line of I-20 Service Road, a distance of 14.99 feet to a 5/8 inch rebar set on the southeasterly corner of tract of land conveyed to First United Methodist Church of West Monroe, Louisiana, recorded in Conveyance Book 1218, Page 395, records of Ouachita Parish, Louisiana; thence proceed North 53 degrees 48 minutes 00 seconds East along the easterly line of said First United Methodist Church Tract, a distance of 592.12 feet to a found 3/4 inch iron pipe; thence proceed South 36 degrees 11 minutes 25 seconds East along the westerly line of a certain tract of land conveyed to Owen Ralph Lowe in Conveyance Book 1216, Page 584, records of Ouachita Parish, Louisiana, a distance of 320.99 feet to the POINT OF BEGINNING, containing 3.1903 acres, more or less, and being subject to all rights-of-way, easements and servitudes of record or of use.

**REQUEST:** Request for Annexation into the City of West Monroe City Limits. The West Monroe City Council will hear this case on November 14, 2017.

Jeffery Smith, Twin City Outdoors, was late for the beginning of the meeting. Ben Westerburg asked the Commission if they had any questions about the Annexation and the Zone Change as the cases will be reviewed at the same time. The Department Review from Public Works stated that water was available; however, sewer is a challenge. The Department Review from ATMOS Energy stated that no gas main is located in front of the property. Vernon Guy asked about the condition of the wetlands. Bruce Fleming told the Commission that the wetlands are located in back of this property. Bruce Fleming told the Commission that the proposed

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development would not be detrimental the wetlands. Bruce Fleming also stated that the developer may be required to have a detention pond, as determined by the City of West Monroe City Engineer's Office. Judy Poole made the motion to send the Annexation to the West Monroe City Council with a **FAVORABLE** recommendation to allow 1425 Glenwood to be annexed into the West Monroe City Limits. Vernon Guy seconded. All in favor, motion approved. This application for annexation will be reviewed by the West Monroe City Council on November 14, 2017.

**APPLICATION NO:** ZC-17-45000009  
**APPLICANT:** Twin City Outdoors  
**ADDRESS:** 1425 Glenwood Dr.  
**LEGAL DESCRIPTION:** A certain tract or parcel of land being situated in Sections 47 and 51, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, and being more particularly described as follows: Commence at the southwest corner of Block 3 of J. F. Heard's Second Addition to West Monroe, Ouachita Parish, Louisiana, and proceed North 36 degrees 11 minutes 25 seconds West, a distance of 328.95 feet to a 5/8 inch rebar set on the northerly right-of-way line of I-20 Service Road (Glenwood Drive) and the POINT OF BEGINNING; thence proceed South 53 degrees 28 minutes 07 seconds West along said north right-of-way line of the I-20 Service Road, a distance of 73.83 feet to a State of Louisiana concrete right-of-way monument; thence proceed in a southwesterly direction along said North right-of-way line of the I-20 Service Road and along a curve to the right, for an arc length of 442.89 feet (chord = South 77 degrees 07 minutes 15 seconds West – 430.25 feet – radius = 532.94 feet) to a State of Louisiana concrete right-of-way monument; thence proceed North 71 degrees 16 minutes 18 seconds West along said northerly right-of-way line of the I-20 Service Road, a distance of 55.19 feet to a State of Louisiana concrete right-of-way monument, thence proceed North 72 degrees 48 minutes 17 seconds West along said northerly right-of-way line of the I-20 Service Road, a distance of 40.25 feet to a State of Louisiana concrete right-of-way marker; thence proceed North 79 degrees 37 minutes 45 seconds West along said northerly right-of-way line of the I-20 Service Road, a distance of 84.91 feet to a State of Louisiana concrete right-of-way marker; thence proceed North 73 degrees 20 minutes 20 seconds West along said northerly right-of-way line of I-20 Service Road, a distance of 14.99 feet to a 5/8 inch rebar set on the southeasterly corner of tract of land conveyed to First United Methodist Church of West Monroe, Louisiana, recorded in Conveyance Book 1218, Page 395, records of Ouachita Parish, Louisiana; thence proceed North 53 degrees 48 minutes 00 seconds East along the easterly line of said First United Methodist Church Tract, a distance of 592.12 feet to a found 3/4 inch iron pipe; thence proceed South 36 degrees 11 minutes 25 seconds East along the westerly line of a certain tract of land conveyed to Owen Ralph Lowe in Conveyance Book 1216, Page 584, records of Ouachita Parish, Louisiana, a distance of 320.99 feet to the POINT OF BEGINNING, containing 3.1903 acres, more or less, and being subject to all rights-of-way, easements and servitudes of record or of use.  
**REQUEST:** Zone Change from O-L (Open Land) District to B-3 (General Business) District. The West Monroe City Council will hear this case on November 14, 2017.

Judy Poole made the motion to send the Zone Change to the West Monroe City Council with a **FAVORABLE** recommendation. Vernon Guy seconded. All in favor, motion approved. Ben Westerburg told Jeffrey Smith that the Annexation and Zone Change had received a favorable recommendation from the Planning Commission and will be forwarded to the West Monroe City Council on November 14, 2017. Mr. Smith was advised to contact Public Works regarding the sewer.

**APPLICATION NO:** PBG-17-30000006  
**APPLICANT:** Brandon Holding & Investments, LLC  
**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:** Planned Building Group in an R-2 (Multiple family residence district).

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The meeting was relocated to the Mayor's Conference Room on the 2<sup>nd</sup> Floor of West Monroe City Hall to allow Mr. Brandon access to available equipment to display his plan for the "Wood Street Development". Tim Brandon, Local Architect and Owner of Brandon Holdings & Investments, spoke on behalf of this application for a Planned Building Group. Mr. Brandon introduced Donna Cathey, Executive Administrator for Brandon Holdings and Investments LLC. Mr. Brandon holds a Louisiana State Licensing Board for Contractors License as a Commercial and Residential Building Contractor under Venture Development LLC (LSLBC#60081). A slide show of the proposed development was presented including sketches of the proposed homes. There will be three home designs with three floor plans. There will be a total of 15 single family homes. The homes will be raised 21" and have entry steps. They will be using historic wood, flooring, siding, bead-board, etc. from the homes in the area that have been removed to add a historic value to the newly constructed development. There will be a minimum of 10 feet between the homes allowing for green space. There will be a privacy fence along the rear property line. Mr. Brandon's Company will be responsible for the landscaping (mowing, shrubs, crepe myrtles, oak tree, etc.). Each home will have 2 parking spaces and a porch. A dumpster will be provided for the development that will be serviced regularly. An aluminum picket fence area will be provided for security along with security cameras. The fence will keep foot traffic from the property. The home design will cater to the aging population. The Development will not be a low income "Section 8" property. Typical rent will be \$800 to \$1000 a month. The home sizes vary in size from 600 square feet to 1100 square feet. The homes will have mini-split mechanical units for air and heat. The Commission discussed area amenities including restaurants, shopping, post office, churches, etc. Ben Westerburg asked for discussion from the audience. Mary Keele, who has lived at 600 Wood Street since 1979 (home built in 1927), spoke regarding the aesthetic of the neighborhood and its positive aspects. Mrs. Keele concerns have been answered (storage, security, etc.). Mr. Brandon discussed his interest in history and his love for the area. Lisa Spann had concerns regarding storage. Mr. Brandon plans to restrict and/or limit storage with his rental agreements. Mr. Brandon is requesting a Front Yard Variance from required 20' to 10' for this development at the October 23, 2017, Board of Adjustments Meeting. The revocation of the alleyway that was approved by the West Monroe City Council on 09-12-2017 per Ordinance #4488 gives the development an extra 7.5 feet in the rear. The owner of the property that abuts the alley has no objection to the development. Mr. Brandon stated that it will be a quality development. The Commission felt that this presentation made a huge difference in understanding the plan from the previous Planning Commission meeting on 8-21-2017 at which the Planned Building Group was denied. Judy Poole made the motion to **APPROVE** the Planned Building Group. Vernon Guy seconded. All in favor, motion approved. The applicant was advised that they must submit plans, obtain building permits, have City Engineer Approval, etc.

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