

PLANNING COMMISSION MINUTES
Monday, November 16, 2015

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

OTHERS PRESENT: Bruce Fleming, Zoning Director
Brenda Fletcher
Sam Hanna, Jr.
Charlie Medlin
William Hays, Jr.

The Monday, November 16, 2015, Planning Commission Meeting was called to order by Ben Westerburg. The Commission approved the minutes of the October 19, 2015, Planning Commission meeting.

The FIRST application for review was:

APPLICATION NO: PBG-15-3000002

APPLICANT: William Hays, Jr.

ADDRESS: 109 Claiborne St. – Units 1-10

LEGAL DESCRIPTION: Parcel (# 26190): Lots 30 and 31 of Old Town of Trenton.

Parcel (# 36477): Lot 29 of the Town of Trenton.

Parcel (# 36478): Lot 3 of the H.M. Williams.

Parcel (# 36941): Lot in Trenton fronting forty (40) feet on the S side of Claiborne Street with a depth of One Hundred Sixty (160) feet.

Parcel (# 36942): Lot Thirty-Three (33) of Trenton.

REQUEST: Planned Building Group / 5 Duplexes (10 Units total) in an R-2 (Multiple Family Residential) District

Mr. Hays took the podium and told the Commission that he planned on building (5) five townhouses as he also owned a rent house next to it and wanted to dress the area up. Mr. Hays said that he would have this as retirement income. Brian Bendily asked if the units were for lease or sale. Mr. Hays told the Commission it would be rental. Brian Bendily asked what the lease would be. Mr. Hays told the Commission that they would lease for 1500 to 1700 per month. Vernon Guy ask Mr. Hays if it was (2) two per unit and Mr. Hays told him yes for a total of (10) ten. Vernon Guy said it was such a small area at which time Bruce Fleming told the Commission that this project went through an extensive review and all the reviews were okay. Vernon Guy wanted to know if the side of the building would face Trenton St. Mr. Hays told the Commission it would as the parking would be easier to get out onto Claiborne St. since Trenton St. had so much traffic. There was no one in the audience to speak in opposition to the application. Judy Poole made the motion to APPROVE the Planned Building Group. JoAnn Thomas seconded. All in favor, motion approved.

APPLICATION NO: ANNX- 15-6000002

APPLICANT: Medlin's Metal Roofing MFG LLC & Medlin's Properties LLC

ADDRESS: 2047 Old Natchitoches Road

LEGAL DESCRIPTION: Parcel (# R50750): A certain tract or parcel of land situated in the Northwest ¼ of the Southwest ¼ of Lot 2, Section 34, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows: Commence at the intersection of the east right-of-way of Thomas Road (LA Hwy. No. 617) with the South line of the Northwest ¼ of the Southwest ¼, Lot 2, Section 34, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana; proceed South 89 48' 15" East along said south line, a distance of 398.62 feet; thence proceed North 02 45' 27" East, a distance of 497.94 feet to the South right-of-way of Old Natchitoches Road; thence proceed North 83 46' 46" East along said south right-of-way line a distance of 109.29 feet to the POINT OF BEGINNING; thence proceed North 82 33' 08" East along said South right-of-way line, a distance of 18.87 feet; thence proceed South 89 25' 06" East along said south right-of-way line, a distance of 53.61 feet; thence proceed South 83 16' 04" East along said south right-of-way line, a distance of 99.10 feet; thence proceed South 02 45' 27" West, a distance of 501.02 feet to aforementioned South line of the Northwest ¼ of the Southwest ¼; thence proceed North 89 48' 15" West along said south line, a distance of 171.18 feet; thence proceed North 02 45' 27" East, a distance of 5' 0.17 feet to the POINT OF BEGINNING; containing 2.00 acres, more or less, and being subject to all easements, servitudes, and right-of-way or record and/or use.

Parcel (#130203): A certain tract or parcel of land situated in Northwest ¼ of the Southwest ¼ of Lot 2, Section 34, Township 18 North, Range 3 East Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly

PLANNING COMMISSION MINUTES
Monday, November 16, 2015

described as follows: Commence at the intersection of the East right-of-way of Thomas Road (La. Hwy. No 617) with the South line of the Northwest ¼ of the Southwest ¼, Lot 2, Section 34, Township 18 North, Range 3 East Land District North of Red River, Ouachita Parish, Louisiana, and proceed South 89 degrees 48 48 minutes 15 seconds East along the South line of the Northwest ¼ of the Southwest ¼ of said Section 34, a distance of 398.62 feet; thence proceed North 02 degrees 45 minutes 27 seconds East, a distance of 497.94 feet to the South right-of-way line of Old Natchitoches Road; thence proceed North 83 degrees 46 minutes 46 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 109.29 feet to a found 5/8" rebar; thence proceed North 82 degrees 33 minutes 08 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 18.87 feet; thence proceed South 89 degrees 25 minutes 06 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 53.61 feet; thence proceed South 83 degrees 16 minutes 04 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 99.10 feet to a found 5/8" rebar and the POINT OF BEGINNING; thence proceed South 83 degrees 16 minutes 04 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 4.93 feet to a set 5/8" rebar; thence proceed South 78 degrees 08 minutes 19 seconds East along the South line of said Old Natchitoches Road, a distance of 36.16 feet to a set 5/8" rebar; thence proceed South 79 degrees 12 minutes 38 seconds East along the South right-of-way line of said Old Natchitoches Road, a Distance of 48.65 feet to a set 5/8" rebar; thence leaving said right-of-way proceed South 02 degrees 45 minutes 27 seconds West, a distance of 482.13 feet to a 5/8" rebar set on the South line of the Northwest ¼ of the Southwest ¼, Lot 2 of said Section 34; thence proceed South 88 degrees 52 minutes 08 seconds West along the South line of the Northwest ¼ of the Southwest 1/4, Lot 2 of said Section 34, a distance of 89.00 feet to a set 5/8" rebar; thence proceed North 02 degrees 45 minutes 27 seconds West, distance of 501.02 feet to the POINT OF BEGINNING; containing 1.00 acres, more of less and being subject to all right-of-way, easements and servitudes of record or of use.

REQUEST: Annexation into the West Monroe City Limits. The City Council will hear this case on December 8, 2015.

Ben Westerburg told the Commission that they would hear both the applications of Annexation and Zone Change at this time. Vernon Guy asked why they wanted to be in the city. Charlie Medlin took the podium and told the Commission that the company wanted to be in the city for utilities that it offers. Mr. Medlin told the Commission that they had run out of room where they were located and needed extra room. Vernon Guy said he had been to the building where they were located and it was big. Mr. Medlin told the Commission that they roofed about (4) four houses a day and the room would be better. There was no one in the audience to speak in opposition to the application. Brian Bendily made the motion to send to the City Council with a FAVORABLE recommendation. Judy Poole seconded. All in favor, motion approved.

APPLICATION NO: ZC-15-4500007
APPLICANT: Medlin's Metal Roofing MFG LLC & Medlin's Properties LLC
ADDRESS: 2047 Old Natchitoches Road
LEGAL DESCRIPTION: Parcel (# R50750): A certain tract or parcel of land situated in the Northwest ¼ of the Southwest ¼ of Lot 2, Section 34, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows: Commence at the intersection of the east right-of-way of Thomas Road (LA Hwy. No. 617) with the South line of the Northwest ¼ of the Southwest ¼, Lot 2, Section 34, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana; proceed South 89 48' 15" East along said south line, a distance of 398.62 feet; thence proceed North 02 45' 27" East, a distance of 497.94 feet to the South right-of-way of Old Natchitoches Road; thence proceed North 83 46' 46" East along said south right-of-way line a distance of 109.29 feet to the POINT OF BEGINNING; thence proceed North 82 33' 08" East along said South right-of-way line, a distance of 18.87 feet; thence proceed South 89 25' 06" East along said south right-of-way line, a distance of 53.61 feet; thence proceed South 83 16' 04" East along said south right-of-way line, a distance of 99.10 feet; thence proceed South 02 45' 27" West, a distance of 501.02 feet to aforementioned south line of the Northwest ¼ of the Southwest ¼; thence proceed North 89 48' 15" West along said south line, a distance of 171.18 feet; thence proceed North 02 45' 27" East, a distance of 5' 0.17 feet to the POINT OF BEGINNING; containing 2.00 acres, more or less, and being subject to all easements, servitudes, and right-of-way or record and/or use.
Parcel (#130203): A certain tract or parcel of land situated in Northwest ¼ of the Southwest ¼ of Lot 2, Section 34, Township 18 North, Range 3 East Land District

PLANNING COMMISSION MINUTES
Monday, November 16, 2015

North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows: Commence at the intersection of the East right-of-way of Thomas Road (La. Hwy. No 617) with the South line of the Northwest ¼ of the Southwest ¼, Lot 2, Section 34, Township 18 North, Range 3 East Land District North of Red River, Ouachita Parish, Louisiana, and proceed South 89 degrees 48 48 minutes 15 seconds East along the South line of the Northwest ¼ of the Southwest ¼ of said Section 34, a distance of 398.62 feet; thence proceed North 02 degrees 45 minutes 27 seconds East, a distance of 497.94 feet to the South right-of-way line of Old Natchitoches Road; thence proceed North 83 degrees 46 minutes 46 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 109.29 feet to a found 5/8" rebar; thence proceed North 82 degrees 33 minutes 08 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 18.87 feet; thence proceed South 89 degrees 25 minutes 06 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 53.61 feet; thence proceed South 83 degrees 16 minutes 04 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 99.10 feet to a found 5/8" rebar and the POINT OF BEGINNING; thence proceed South 83 degrees 16 minutes 04 seconds East along the South right-of-way line of said Old Natchitoches Road, a distance of 4.93 feet to a set 5/8" rebar; thence proceed South 78 degrees 08 minutes 19 seconds East along the South line of said Old Natchitoches Road, a distance of 36.16 feet to a set 5/8" rebar; thence proceed South 79 degrees 12 minutes 38 seconds East along the South right-of-way line of said Old Natchitoches Road, a Distance of 48.65 feet to a set 5/8" rebar; thence leaving said right-of-way proceed South 02 degrees 45 minutes 27 seconds West, a distance of 482.13 feet to a 5/8" rebar set on the South line of the Northwest ¼ of the Southwest ¼, Lot 2 of said Section 34; thence proceed South 88 degrees 52 minutes 08 seconds West along the South line of the Northwest ¼ of the Southwest 1/4, Lot 2 of said Section 34, a distance of 89.00 feet to a set 5/8" rebar; thence proceed North 02 degrees 45 minutes 27 seconds West, distance of 501.02 feet to the POINT OF BEGINNING; containing 1.00 acres, more of less and being subject to all right-of-way, easements and servitudes of record or of use.

REQUEST: Zone Change from O-L (Open Land) to B-3 (General Business) for commercial use / Medlin's Metal Roofing. The City Council will hear this case on December 8, 2015.

Ben Westerburg asked the Commission for a motion at this time Judy Poole made the motion to send to the City Council with a FAVORABLE recommendation. Vernon Guy seconded. All in favor, motion approved.

APPLICATION NO: ANNX- 15-60000003
APPLICANT: Two Queens LLC
ADDRESS: 4423 Cypress Street
LEGAL DESCRIPTION: Parcel (# R19230 & R19229): A portion of Lot 16 of Chappell Fairacres Addition to West Monroe, Louisiana, per plat thereof on file and of record in the office of the Clerk of Court of Ouachita Parish, Louisiana, in plat book 4, page 20 of the records of Ouachita Parish, Louisiana, the POINT OF BEGINNING: Thence measure northeasterly along the northern line of said Lot 16; thence in a southeasterly direction along the east line of Lot 16 a distance of 235.8 feet; thence in a southwesterly direction on a line parallel to the south line of Lot 16 a distance of 100 feet; thence northwesterly along the west line of Lot 16 a distance of 241.4 feet to the point of beginning, containing 0.548 acre, and being a portion of said Lot 16 of Chappell Fairacres Addition. LESS & EXCEPT: One (1) certain tract or parcel of land, together with all improvements situated thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in Sec25 T18N R3E, Land District North of the Red River, Ouachita Parish, Louisiana, identified as Parcel No. 4-1 as shown on sheet No. 4 of the property map for State Project No. 001-09-0085, turning lanes @ US 80 & Downing Pines Road, US 80, Ouachita Parish, Louisiana, prepared by Paul D. Fryer, Professional Land Surveyor, Lazenby & Associates, Inc., dated October 3, 2008, said map being attached hereto and made a part hereof, which property is more particularly described as follows: PARCEL NO. 4-1: From a point on the centerline of State Project No. 001-09-0085, at Station 26+48.70, proceed S33°08'25"E a distance of 40.00 feet to the point of beginning; thence proceed N56°29'00"E a distance of 184.66 feet to a point and corner; thence proceed S33°11'08"E a distance of 31.16 feet to a point and corner; thence S49°49'48"W a distance of 33.14 feet to a point and corner; thence proceed S59°20'45"W a distance of 100.12 feet to a point and corner; thence proceed S59°20'57"W a distance of 51.80 feet to a point and corner; thence proceed N33°08'25"W a distance of 27.41 feet to the point of beginning. All of which

PLANNING COMMISSION MINUTES
Monday, November 16, 2015

comprises Parcel 4-1as shown on Sheet 4 of the Right of Way plans of State Project No. 001-09-0085, and contains an area of 5824.5 square feet or 0.134 acres. Being a portion of the same property acquired by vendor by Quit Claim deed recorded May 21, 1974, in COB 982, page 628, entry number 659369, in the conveyance records of Ouachita Parish, Louisiana.

REQUEST: Annexation into the West Monroe City Limits. The City Council will hear this case on December 8, 2015.

Ben Westerburg told the Commission that they would review these (2) two applications at the same time. Mr. Hanna took the podium and told the Commission that they owned and moved the Ouachita Citizen to the address as they had run out of room at the building at 1400 North 7th Street. Mr. Hanna told the Commission that they bought the property at 4423Cypress, being that it was hard to find commercial property in the city. Mr. Hanna told the Commission that the business had grown and they needed more room to grow. Ben Westerburg asked Mr. Hanna how many employees were there. Mr. Hanna told the Commission he employed (6) six at this time, but that (1) one worked from home. Brian Bendily asked was the driveway made of gray rock. Mr. Hanna told the Commission it was but he hoped to pave the front at some point. Vernon Guy asked where the paper was printed. Mr. Hanna told the Commission that it was printed in Bastrop as it was cheaper to contract the print out. Ben Westerburg then told Mr. Hanna that the West Monroe Fire Department review stated that the fire department would advise adding a fire hydrant at this location, the nearest hydrant is currently at the east side of 4341 Cypress Street approximately 800 feet from this location. Bruce Fleming told the Commission that he would check into this. There was no one in the audience to speak in opposition to the application. Brian Bendily made the motion to send to city with a FAVORABLE recommendation. Judy Poole seconded. All in favor, motion approved.

APPLICATION NO: ZC-15-45000007
APPLICANT: Two Queens LLC
ADDRESS: 4423 Cypress Street
LEGAL DESCRIPTION: Parcel (# R19230 & R19229): A portion of Lot 16 of Chappell Fairacres Addition to West Monroe, Louisiana, per plat thereof on file and of record in the office of the Clerk of Court of Ouachita Parish, Louisiana, in plat book 4, page 20 of the records of Ouachita Parish, Louisiana, the POINT OF BEGINNING: Thence measure northeasterly along the northern line of said Lot 16; thence in a southeasterly direction along the east line of Lot 16 a distance of 235.8 feet; thence in a southwesterly direction on a line parallel to the south line of Lot 16 a distance of 100 feet; thence northwesterly along the west line of Lot 16 a distance of 241.4 feet to the point of beginning, containing 0.548 acre, and being a portion of said Lot 16 of Chappell Fairacres Addition. LESS & EXCEPT: One (1) certain tract or parcel of land, together with all improvements situated thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in Sec25 T18N R3E, Land District North of the Red River, Ouachita Parish, Louisiana, identified as Parcel No. 4-1 as shown on sheet No. 4 of the property map for State Project No. 001-09-0085, turning lanes @ US 80 & Downing Pines Road, US 80, Ouachita Parish, Louisiana, prepared by Paul D. Fryer, Professional Land Surveyor, Lazenby & Associates, Inc., dated October 3, 2008, said map being attached hereto and made a part hereof, which property is more particularly described as follows: PARCEL NO. 4-1: From a point on the centerline of State Project No. 001-09-0085, at Station 26+48.70, proceed S33°08'25"E a distance of 40.00 feet to the point of beginning; thence proceed N56°29'00"E a distance of 184.66 feet to a point and corner; thence proceed S33°11'08"E a distance of 31.16 feet to a point and corner; thence S49°49'48"W a distance of 33.14 feet to a point and corner; thence proceed S59°20'45"W a distance of 100.12 feet to a point and corner; thence proceed S59°20'57"W a distance of 51.80 feet to a point and corner; thence proceed N33°08'25"W a distance of 27.41 feet to the point of beginning. All of which comprises Parcel 4-1as shown on Sheet 4 of the Right of Way plans of State Project No. 001-09-0085, and contains an area of 5824.5 square feet or 0.134 acres. Being a portion of the same property acquired by vendor by Quit Claim deed recorded May 21, 1974, in COB 982, page 628, entry number 659369, in the conveyance records of Ouachita Parish, Louisiana.

REQUEST: Zone Change from O-L (Open Land) to B-1 (Transitional Business) for commercial use / newspaper office. The City Council will hear this case on December 8, 2015.

Ben Westerburg told Mr. Hanna that this would be heard by the City Council on December 8, 2015. Vernon Guy made the motion to send with a FAVORABLE recommendation. Judy Poole seconded. All in favor, motion approved.

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