

PLANNING COMMISSION MINUTES  
Monday, November 20, 2017

MEMBERS PRESENT: Ben Westerburg  
Judy Poole  
Vernon Guy  
Brian Bendily

MEMBERS ABSENT: JoAnn Thomas

OTHERS PRESENT: Bruce Fleming, Zoning Director  
Brenda Fletcher, Zoning Assistant  
Bobby Swanner  
Bill Roark

The Monday November 20, 2017, Planning Commission Meeting was called to order by Ben Westerburg. The Commission approved the minutes of the October 16, 2017, Planning Commission meeting.

The APPLICATIONS for review were:

**APPLICATION NO:** PBG-17-30000007  
**APPLICANT:** B & B Properties of Ouachita LLC  
**ADDRESS:** 100 Landrum St.  
**LEGAL DESCRIPTION:** A certain lot or parcel of ground in Lots 3 and 4 of Block 1 of the Splane Place, West Monroe, Louisiana, as per plat there of recorded in Plat Book 5, Page 11 of the records of Ouachita Parish, Louisiana, and in Section 28, Township 18 North, Range 3 East, more particularly described as follows:  
From the intersection of the South line of Ada Street with the west line of Joy Street as shown on plat of J. Bailey Landrum's Subdivision of a portion of Lots 4 and 5 Block 1, of Splane Place, recorded in Plat Book 8, Page 28 of the records of Ouachita Parish, Louisiana, measure southerly along the west line of Joy Street a distance of 215.21 feet to the northwesterly line of Splane Drive for the Point of Beginning: the South 73° 32' 00" West a distance of 140.0 feet, to a 2" iron pipe; then North 16° 28' 00" West parallel to Joy Street a distance of 75.21 feet to a 1-112" iron pipe; then South 73° 32' 00" West and parallel to Ada Street a distance of 252.66 feet to a ¾" iron pipe; then South 16° 07' 18" East a distance of 18.39 feet to the southeast corner of Lot 8 of Block 14 of Unit No. 5 of Sunshine Heights Addition to West Monroe, Louisiana; then North 89° 48' 30" West along the south line of said Block 14 of Unit No.5 of Sunshine Heights Addition a distance of 238.09 feet; then South 5° 20' West along a curb, a distance of 30.74 feet; then South 3° 17' 32" East along a curb a distance of 136.35 feet; then South 32° 15' 37" East along a curb a distance of 106.59 feet to a point in the centerline of an asphalt drive; then easterly along a curve to the left, (the chord of which bears North 86° 39' 00" East, 115.0 feet) for a distance of 123.80 feet; then North 48° 49' 20" East along the centerline of said drive a distance of 141.57 feet to the West line of Lot 3, Block 1 of the Splane Place; then North 16° 07' 18" West along the west line of said Lot 3 a distance of 20.89 feet; then North 83° 04' 52" East along a line parallel to the South line of Lot 3 of Block 1 of Splane Drive, a distance of 320.20 feet to the West line of Splane Drive; then northerly along the curving west line of Splane Drive, along a curve to the right, (the chord of which bears North 13° 44' 45" East) for a distance of 160.38 feet to the Point of Beginning, all as more fully shown on that survey prepared by Lowe and Associates, Inc., dated July2, 1993, titled "Map of Improvement Survey of Ridgecrest Nursing Home West Monroe, Louisiana".  
**REQUEST:** Requesting Planned Building Group in an R-2 (Multiple Family Residence District) for apartment complex.

Mr. Swanner spoke to the Commission regarding his plans for the property at 100 Landrum St. Bruce Fleming discussed the Commission's review of case PBG-16-30000003 on November 21, 2016, and stated that the Commission had approved 36 units at that time, but Mr. Swanner has changed his plans for the property. There will be 5 Single Family Residential Houses and a 23-unit Apartment Complex in the Planned Building Group. Mr. Swanner is subdividing the property for the Apartment Complex and creating (5) five separate lots for Houses. The (5) five houses will be for sale and the Apartments will be for rent. The Houses will be approximately 1200 square feet and each Apartment Unit will be approximately 600 square feet. Bruce Fleming explained to the Commission that these would be a little larger than the Tim Brandon Project on Wood St. (Case # PBG-17-30000006 approved October 16, 2017). Mr. Swanner stated that each apartment will have

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(2) two parking spaces. Mr. Swanner told the Commission that he plans to build the project in phases. Mr. Swanner told the Commission the rent for the apartments would be between \$800 to \$900 a month. The houses will be sold in the \$170,000 to \$ 180,000 range. The houses will be 2 to 3 bedrooms, 2 baths with a 2 car garage. Judy Poole made the motion to **APPROVE** the Planned Building Group. Brian Bendily seconded. All in favor, motion approved.

**APPLICATION NO:** SUB-17-55000001  
**APPLICANT:** B & B Properties of Ouachita LLC  
**ADDRESS:** 100 Landrum St.  
**LEGAL DESCRIPTION:** A certain lot or parcel of ground in Lots 3 and 4 of Block 1 of the Splane Place, West Monroe, Louisiana, as per plat there of recorded in Plat Book 5, Page 11 of the records of Ouachita Parish, Louisiana, and in Section 28, Township 18 North, Range 3 East, more particularly described as follows:  
From the intersection of the South line of Ada Street with the west line of Joy Street as shown on plat of J. Bailey Landrum's Subdivision of a portion of Lots 4 and 5 Block 1, of Splane Place, recorded in Plat Book 8, Page 28 of the records of Ouachita Parish, Louisiana, measure southerly along the west line of Joy Street a distance of 215.21 feet to the northwesterly line of Splane Drive for the Point of Beginning: the South 73° 32' 00" West a distance of 140.0 feet, to a 2" iron pipe; then North 16° 28' 00" West parallel to Joy Street a distance of 75.21 feet to a 1-112" iron pipe; then South 73° 32' 00" West and parallel to Ada Street a distance of 252.66 feet to a ¾" iron pipe; then South 16° 07' 18" East a distance of 18.39 feet to the southeast corner of Lot 8 of Block 14 of Unit No. 5 of Sunshine Heights Addition to West Monroe, Louisiana; then North 89° 48' 30" West along the south line of said Block 14 of Unit No.5 of Sunshine Heights Addition a distance of 238.09 feet; then South 5° 20' West along a curb, a distance of 30.74 feet; then South 3° 17' 32" East along a curb a distance of 136.35 feet; then South 32° 15' 37" East along a curb a distance of 106.59 feet to a point in the centerline of an asphalt drive; then easterly along a curve to the left, (the chord of which bears North 86° 39' 00" East, 115.0 feet) for a distance of 123.80 feet; then North 48° 49' 20" East along the centerline of said drive a distance of 141.57 feet to the West line of Lot 3, Block 1 of the Splane Place; then North 16° 07' 18" West along the west line of said Lot 3 a distance of 20.89 feet; then North 83° 04' 52" East along a line parallel to the South line of Lot 3 of Block 1 of Splane Drive, a distance of 320.20 feet to the West line of Splane Drive; then northerly along the curving west line of Splane Drive, along a curve to the right, (the chord of which bears North 13° 44' 45" East) for a distance of 160.38 feet to the Point of Beginning, all as more fully shown on that survey prepared by Lowe and Associates, Inc., dated July2, 1993, titled "Map of Improvement Survey of Ridgecrest Nursing Home West Monroe, Louisiana".  
**REQUEST:** Requesting Subdivision /Apartment Development.

This case was reviewed and discussed with the above case for the Planned Building Group. Brian Bendily made the motion to **APPROVE** the Subdivision. Judy Poole seconded. All in favor, motion approved.

**APPLICATION NO:** ANNEX-17-60000003  
**APPLICANT:** Rossbrook, LLC  
**ADDRESS:** 807 Travis St.  
**LEGAL DESCRIPTION:** A Certain tract of land located in Lot Five (5) Blazier Estate Partition in Section 46, Township 18 North, Range 3 East, West Monroe, Ouachita Parish, Louisiana, and being more particularly described as followed:  
From the intersection of the West Line of North Seventh Street with the North line of Section 46, which is also the North line of Lot 5 of Blazier Estate Partition, measure South 51 degrees 11' East along the Westerly line of North Seventh Street a distance of 25.94 feet to the center line of a 50 foot wide public road; thence South 54 degrees 18' West along said center line a distance of 1123.41 feet, which point is the Northwesterly corner of a tract conveyed by Jack W. Clampit to J. C. Steele, Jr. by deed recorded in Conveyance Book 706 at page 367 and shown on a plat attached to said deed, which plat is filed in said Conveyance Book at page 369 and which point is the POINT OF BEGINNING; thence continuing South 54 degrees 18' West a distance of 210 feet; thence South 35 degrees 42' East a distance of 210 feet; more or less, to the South line of Lot 5 of the Partition of the Blazier Estate, which is an extension of the South line of the

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tract sold and shown in plat hereinabove referred to; thence North 54 degrees 14' 24" East a distance of 210 feet to the Southwest corner of the tract conveyed to Steele as hereinabove referred to and which point is 1181.03 feet West from the intersection of the South line of Lot 5 of Blazier Estate Partition with the West line of North Seventh Street; thence North 35 degrees 42' West a distance of 209.23 feet to the POINT OF BEGINNING and containing one (1) acre, more or less.

A certain tract of land located in Lot 5 of Blazier Estate Partition in Section 46, Township 18 North, Range 3 East, West Monroe, Ouachita Parish, Louisiana, and being more particularly described as follows:

From the intersection of the West line of North Seventh Street with the North line of Section 46, which is also the North line of Lot 5 of Blazier Estate Partition, measure South 51 degrees 11' East along the Westerly line of North Seventh Street a distance of 25.94 feet to the center line of a 50 foot wide public road; thence South 54 degrees 18' West along said center line and parallel to the North line of Section 46, a distance of 293.07 feet from the point of beginning thence continue South 54 degrees 18' West along said center line a distance of 830.24 feet; thence South 35 degrees 42' East a distance of 209.23 feet to the South line of Lot 5 of Partition of Blazier Estate; thence North 54 degrees 18' 24" East along the South line of Lot 5 a distance of 830.34 feet; thence North 35 degrees 42' West a distance of 208.35 feet to the POINT OF BEGINNING.

REQUEST:

Request for Annexation into City of West Monroe City Limits. The West Monroe City Council will hear this case December 12, 2017.

Bruce Fleming told the Commission that this property flooded during the floods of March 2016. This building had about 4 feet of water in it. Mrs. Ross owns the building. The property dead ends at Travis St. (behind the Burger Grind at 1405 North 7<sup>th</sup> Street). The current use of the building is a Crossfit Gym. The City of West Monroe is participating in a federal FEMA program designed to "buy out" properties that were flooded. This property is not located within the City Limits, but is adjacent to the City of West Monroe City Limits. Ouachita Parish has chosen not to participate in the federal "buy out" program. The City of West Monroe approached Mrs. Ross regarding annexing the property into the City of West Monroe. The city would benefit from the annexation and the buyout of the property because it is in the flood plain. In the long range, the city wants to take all the property from the buyout program and convert it into a public park. Bruce Fleming told the Commission that the park would be similar to Restoration Park, along with soccer and baseball fields and gazebos. Bruce Fleming told the Commission that the city has between 130 and 140 properties that have flooded continually as far back as 1978. Judy Poole made the motion to send the Annexation to the West Monroe City Council with a **FAVORABLE** recommendation for Annexation. Brian Bendily seconded. All in favor, motion approved. This application will be reviewed by the West Monroe City Council on December 12, 2017.

**APPLICATION NO:** ZC-17-45000010

**APPLICANT:** Rossbrook, LLC

**ADDRESS:** 807 Travis St.

**LEGAL DESCRIPTION:** A Certain tract of land located in Lot Five (5) Blazier Estate Partition in Section 46, Township 18 North, Range 3 East, West Monroe, Ouachita Parish, Louisiana, and being more particularly described as followed:

From the intersection of the West Line of North Seventh Street with the North line of Section 46, which is also the North line of Lot 5 of Blazier Estate Partition, measure South 51 degrees 11' East along the Westerly line of North Seventh Street a distance of 25.94 feet to the center line of a 50 foot wide public road; thence South 54 degrees 18' West along said center line a distance of 1123.41 feet, which point is the Northwesterly corner of a tract conveyed by Jack W. Clampit to J. C. Steele, Jr. by deed recorded in Conveyance Book 706 at page 367 and shown on a plat attached to said deed, which plat is filed in said Conveyance Book at page 369 and which point is the POINT OF BEGINNING; thence continuing South 54 degrees 18' West a distance of 210 feet; thence South 35 degrees 42' East a distance of 210 feet; more or less, to the South line of Lot 5 of the Partition of the Blazier Estate, which is an extension of the South line of the tract sold and shown in plat hereinabove referred to; thence North 54 degrees 14' 24" East a distance of 210 feet to the Southwest corner of the tract conveyed to Steele as hereinabove referred to and which point is 1181.03 feet West from the intersection of the South line of Lot 5 of Blazier Estate Partition with the West line of North Seventh Street; thence North 35 degrees 42' West a distance of

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209.23 feet to the POINT OF BEGINNING and containing one (1) acre, more or less. A certain tract of land located in Lot 5 of Blazier Estate Partition in Section 46, Township 18 North, Range 3 East, West Monroe, Ouachita Parish, Louisiana, and being more particularly described as follows: From the intersection of the West line of North Seventh Street with the North line of Section 46, which is also the North line of Lot 5 of Blazier Estate Partition, measure South 51 degrees 11' East along the Westerly line of North Seventh Street a distance of 25.94 feet to the center line of a 50 foot wide public road; thence South 54 degrees 18' West along said center line and parallel to the North line of Section 46, a distance of 293.07 feet from the point of beginning thence continue South 54 degrees 18' West along said center line a distance of 830.24 feet; thence South 35 degrees 42' East a distance of 209.23 feet to the South line of Lot 5 of Partition of Blazier Estate; thence North 54 degrees 18' 24" East along the South line of Lot 5 a distance of 830.34 feet; thence North 35 degrees 42' West a distance of 208.35 feet to the POINT OF BEGINNING.

REQUEST:

Request for Zone Change from O-L (Open Land) District to B-2 (Neighborhood Business) District. The West Monroe City Council will hear this case December 12, 2017.

This case was reviewed and discussed in conjunction with the above case for Annexation. If annexation is approved, the property will come into the West Monroe City Limits as Open Land (O-L). The City Attorney recommended that the Zoning for the property should be B-3 (General Business) due to the current use as a gym. Judy Poole made the motion to send the Zone Change to the West Monroe City Council with a **FAVORABLE** recommendation to allow the Zone Change from O-L (Open Land) to B-3 (General Business). Vernon Guy seconded. All in favor, motion approved. This application will be reviewed by the West Monroe City Council on December 12, 2017.

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