

PLANNING COMMISSION MINUTES
Monday, November 21, 2016

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

OTHERS PRESENT: Bruce Fleming, Zoning Director Joey Riggins (Lazenby)
Hunter Lancaster Brenda Fletcher, Zoning Assistant
Tom Sanders Bobby & Barbara Swanner
Barbara Kennedy

The Monday November 21, 2016, Planning Commission Meeting was called to order by Ben Westerburg. The Commission approved the minutes of the August 15, 2016, Planning Commission meeting.

The APPLICATIONS for review was:

APPLICATION NO: **ANNX-16-6000002**
APPLICANT: Random Property Investments, LLC
ADDRESS: 131 Thornton Rd.
LEGAL DESCRIPTION: A strip of land ½ acre in width extending entirely across the North end of that certain two (2) acre tract of land bought by Henry Dearman as described in Conveyance Book 131, page 41 of the records of Ouachita Parish, Louisiana being more particularly described as One-Half acre of land extending across the North and of the East half of that certain four acre tract of land purchased by Mrs. Leola Stennett as described in Conveyance Book 120, Page 19 of the records of Ouachita Parish, and being situated in the NW corner of Section 46, Township 18 North, Range 3 East; being the same property acquired by Herschel M. Thornton, deceased, by deed dated November 3, 1942, recorded in Conveyance Book 309, Page 111 of the Public Records of Ouachita Parish.
REQUEST: Request for Annexation into the City of West Monroe City Limits. The West Monroe City Council will hear this case on December 13, 2016.

Ben Westerburg told the Commission that the first three (3) applications were to be reviewed together. Ben Westerburg then asked for the representative for Random Property to come to the podium. Joey Riggins, Lazenby & Associates, told the Commission that this ½ acre tract is adjacent to Basic Drive Commercial Park Subdivision. Bruce Fleming asked the Commission if they remembered the Air U Trampoline Center location; if so, this tract would be right behind it. Vernon Guy asked Bruce Fleming if the trampoline center was still active. Bruce Fleming told the Commission that the project is under review. Joey Riggins told the Commission that Air U Trampoline was still planning to build on that site. Joey Riggins told the Commission that this ½ acre tract was in succession and now that it has been cleared they are requesting annexation into the West Monroe City Limits. There was no one in the audience to speak in opposition to the application. At this time, Judy Poole made to the motion to **APPROVE** the request for the annexation into the City of West Monroe City Limits. JoAnn Thomas seconded. All in favor, motion sent to West Monroe City Council with a **FAVORABLE** recommendation. The West Monroe City Council will hear this case on December 13, 2016.

APPLICATION NO: **ZC-16-4500009**
APPLICANT: Random Property Investments, LLC
ADDRESS: 131 Thornton Rd.
LEGAL DESCRIPTION: A strip of land ½ acre in width extending entirely across the North end of that certain two (2) acre tract of land bought by Henry Dearman as described in Conveyance Book 131, page 41 of the records of Ouachita Parish, Louisiana being more particularly described as One-Half acre of land extending across the North and of the East half of that certain four acre tract of land purchased by Mrs. Leola Stennett as described in Conveyance Book 120, Page 19 of the records of Ouachita Parish, and being situated in the NW corner of Section 46, Township 18 North, Range 3 East; being the same property acquired by Herschel M. Thornton, deceased, by deed dated November 3, 1942, recorded in Conveyance Book 309, Page 111 of the Public Records of Ouachita Parish.
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 December 13, 2016.

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Brian Bendily made the motion to **APPROVE** the request for the zone change from O-L (Open Land) District to B-3 (General Business) District. Judy Poole seconded. All in favor, motion sent to West Monroe City Council with a **FAVORABLE** recommendation. The West Monroe City Council will hear this case on December 13, 2016.

APPLICATION NO: SUB-16-55000003
APPLICANT: Random Property Investments, LLC
ADDRESS: Basic Drive
LEGAL DESCRIPTION: Parcel # 10366 - 1.375 AC being Parcel No 2 of surveying COB 1673-403 IN SECS 34 & 35 T18N R3E-Surplus Property
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 () 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: Final subdivision review - Basic Drive Commercial Park.

Judy Poole made the motion to **APPROVE** the final subdivision review. JoAnn Thomas seconded. All in favor, motion passed.

APPLICATION NO: PBG-16-30000003
APPLICANT: Brandon Holding & Investments, 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

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of Beginning, all as more fully shown on that survey prepared by Lowe and Associates, Inc., dated July 2, 1993, titled "Map of Improvement Survey of Ridgecrest Nursing Home West Monroe, Louisiana".

REQUEST: Planned Building Group in an R-2 (Multiple Family Residence District).

Bobby Swanner told the Commission that with the permission they were planning to put in three (3) story apartments behind the White Column apartments. Bobby Swanner brought a model of what the apartments would look like. Bobby Swanner told the Commission the apartments would consist of one (1) and two (2) bedroom suites, stainless steel appliances and garage door security. Brian Bendily asked about the parking how many cars in the garage. Bobby Swanner told the Commission it would be one car in the garage with space for another vehicle to park outside the garage, that the garage would have storage area in it as well. Bruce Fleming told the Commission that he was only required two (2) spaces per apartment. Ben Westerberg asked how much the apartments would rent for. Bobby Swanner told the Commission rental would be between \$1,000 to \$ 1,500 a month. Vernon Guy asked about the cliental that would be renting these apartments. Bobby Swanner told the Commission that he felt that it would be professional married couples and professional single people. Ben Westerberg asked how many units they were building. Bobby Swanner told the Commission there would be a total of 36. Ben Westerberg asked if there were thirty-six (36) families moving into this area. Bruce Fleming told the Commission that based on the acreage he could have seventy-seven (77). Brian Bendily asked if they would have other amenities. Bobby Swanner told the Commission no swimming pool at this time. Vernon Guy asked how many windows would be facing the houses. Bobby Swanner told the Commission there would be one (1) window. Vernon Guy asked one (1) window in front and one (1) in back. Bobby Swanner told the Commission two (2) windows in front and one (1) window in back. Bobby Swanner told the Commission the units are a total of 1800 sf., 1200 sf. heated. Vernon Guy asked how wide the unit would be. Bobby Swanner told the Commission they would be 17 ft. wide and depth would be 38 ft. Ben Westerberg asked if Bobby Swanner had built anything like this before. Bobby Swanner told the Commission that he had built subdivisions but nothing like this, that he had done a study on others like this and felt this area could use this type of project. Brian Bendily asked about the timeline on this project. Bobby Swanner told the Commission if approved it and as soon as financing is complete. Brian Bendily told the Commission that in the area it is in demand for more rental property. Bobby Swanner told the Commission that he had done other projects and that these apartments would be nice. Bobby Swanner also told the Commission that this project would be future income for his retirement. Bruce Fleming told the Commission that the property is already zoned R-2 (Multiple Family Residential) and this allows apartments as a use by right. They developer would be required to have a wooden fence of 7' tall. Vernon Guy asked was it really that big of a demand for apartments. Brian Bendily who works in real estate told the Commission that he was really surprised that someone else had not already tapped into this type of units in the area, as there is a demand for them and felt it would bring value to the neighborhood. Bobby Swanner told the Commission that he knew they had concerns about the apartments but he was naming the apartments after his mother (Poda Place) so he would keep it up as a tribute to her name. Ben Westerberg asked if any one in attendance would like to speak. Angel Coats, grandmother lives on Ada St., state that some of her concerns were answered but still had concerns about the rickety fence in the back with vines and shrubs growing. Bobby Swanner told the Commission the fence would be replaced and the shrubs would be gone. Angel Coats addressed the question of this project going Section 8. Bobby Swanner told the Commission that it is private and that he may be a senior but his partner is not so they will both have income from this project and he doesn't see his partner selling them even after he is out of the picture. At this time, Judy Poole made the motion to **APPROVE** the Planned Building Group. JoAnn Thomas seconded. All in favor, motion approved.

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