

PLANNING COMMISSION MINUTES
Tuesday, January 20, 2015

MEMBERS PRESENT: Ben Westerburg
Judy Poole
Dwayne Yeager
Jo Ann Thomas

MEMBERS ABSENT: Vernon Guy

OTHERS PRESENT: Bruce Fleming, Zoning Director Ann Cottrell, Zoning Asst.
Mary J Wood & Bobby G. Wood, 501 Arlington Place
Vivian Muckelroy, 502 Arlington Place
Keri Mitchell, 500 Chicksaw Drive
Zonia Mitchell, 500 Chicksaw Drive
Bill Dean & Erica Dean, 137 Linden Drive
Kenny Scott, 309 Well Road
Alice Pearson, 408 Ferndale
Joyce & Carl Holloway, 505 Chickasaw Drive
Grady & Joan Williams, 972 Hwy 3033, WM
David Fletcher, 409 Arlington Dr
Bill Smith, 406 Island Drive
John & Sherry O'Connor, 304 Arlington Place
Tommy Goleman, 101 McAlpine
Mark Graham, 1910 Farmerville Hwy, Ruston, LA 71270
Yvonne Smith, 406 Island Drive
Sharon Fitzsimmons, 208 Fairfield
Ivy Ray & Barbara Johnson, 205 River Oaks Drive
Jay Johnson, 2006 Stuart Avenue
Kandy Little, 619 Arlington Place
Beverly Fraser, 202 River Oaks Drive

The Tuesday, January 20, 2015, Planning Commission Meeting was called to order by Dr. Dwayne Yeager. The Commission approved the minutes of the December 15, 2014, Planning Commission meeting.

The FIRST application for review was **OA-14-40000003**. The applicants are **William and Erica Dean**. The property owner is **Johnny T. Johnson**. The property is located at **2912 North 7th Street Suite A** with the following legal description: Parcel R# 73921 – Lot in Sq 50 Unit 10 McGuire's Highland Park Addn Beg 310 Ft S of Division St & Frtg 175 Ft on E Line Whites Ferry Road, Depth 150 ft. The request is an **Ordinance Amendment to allow "Tattoo Parlor" as a Planning Approval / Special Exception Use in a B-1 (Transitional Business) District**. William and Erica Dean spoke on behalf of the application. They want to open a small tattoo shop with one artist in a professional environment. They provided photos of the location along with information about legislation for tattoo shops. The couple live in West Monroe (off White's Ferry Road). Mrs. Dean is the artist. They do not plan exterior changes with the exception of signage (not planning flashy or flickering signage). There will be an interior alteration (La State Fire Marshal Approval and building permit required). The hours of operation will be from Noon until 8 pm Monday through Thursday and Noon until 10 pm Friday and Saturday. She has all necessary equipment. They discussed the plans. Mrs. Dean stated there would be no loitering, no drinking, no drugs, etc. The tattoo industry has extensive regulations and annual follow up visits. The Deans will be involved in the community. Dr. Yeager called for audience response. Alice Pearson and Vivian Muckleroy spoke in opposition to the application. They are concerned that this proposal will not enhance the neighborhood. If the zoning ordinance were to be amended, the neighborhood is concerned that there will no opportunity (such as this public forum) to oversee the types of business that locate in their neighborhood. Bruce Davis, business owner of Case Experts (2920 Cypress St), spoke in opposition to the application. His concerns were parking and lighting. Candy Little spoke in opposition to the application stating that citizens were concerned about neighborhood safety. Mrs. Dean addressed the concerns stating that tattoo parlors have changed drastically. Tattoos are an art form. Most tattoos are requested by women. Each client usually requires 1 to 2 hours per tattoo; therefore, there will not be a large amount of vehicles parking at the location. Johnny Johnson, owner of the property, stated that his previous tenant (laundromat) did not have parking issues. Bruce Fleming explained that during research of other municipalities, tattoo parlors were commonly allowed in zoning districts for General Business (B-3 District) and not in Neighborhood Districts (B-1 District). The Commission had concerns because this location abuts a neighborhood and they felt a tattoo parlor wasn't conducive to the area. There were several comments from random audience members that did not identify themselves (some in opposition, some with no objections). The Commission asked for a poll of audience members as to whom was in favor (a total of 3 hands raised) and as to whom was against (the majority

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of the audience), others did not reply. Ben Westerburg made a motion to send this application to the City Council with an **UNFAVORABLE** recommendation. Judy Poole seconded. All in favor, motion approved. The City Council will hear this case on February 10, 2015.

The SECOND application for review was **PASE-14-15000003**. The applicants are **William and Erica Dean**. The property owner is **Johnny T. Johnson**. The property is located at **2912 North 7th Street Suite A** with the following legal description: Parcel R# 73921 – Lot in Sq 50 Unit 10 McGuire's Highland Park Addn Beg 310 Ft S of Division St & Frtg 175 Ft on E Line Whites Ferry Road, Depth 150 ft. The request is a **Planning Approval / Special Exception to allow a tattoo parlor as a Planning Approval / Special Exception Use in a B-1 (Transitional Business) District**. This application was discussed in conjunction with the first item on tonight's agenda. Judy Poole made a motion to **DENY** this request. JoAnn Thomas seconded. All in favor, motion approved.

The THIRD application for review was **ANNX-14-60000002**. The applicants is **James E. Smith**. The property is located at **2004 Old Natchitoches Road and 2010 Old Natchitoches Road** with the

following legal description: PARCEL 23349 -From the Southwest Corner of Lot 4 of the Partition of the Blazier Estate in Section 46, Township 18 North, Range 3 East, measure North 26 degrees 02 minutes West along the Section line between Section 34 & 46 a distance of 74.5 feet to an iron pin, thence North 60 degrees 48 minutes East a distance of 107.2 feet to a POINT OF BEGINNING; Thence North one degree 38 minutes West a distance of 120.15 feet; Thence North 83 degrees 13 minutes East a distance of 68.25 feet; Thence South 20 degrees 16 minutes East a distance of 81.5 feet; Thence South 60 degrees 48 minutes West a distance of 106 feet to the POINT OF BEGINNING, containing .2 acres and being a part of the land acquired by B. C. Marshall from William Presley Johnson as per deed recorded in Conveyance Book 313, page 685 of the records of Ouachita Parish, Louisiana.

PARCEL 23350 -Additionally, a certain lot or parcel of ground in Section 46, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, and being more particularly described as follows, to-wit: From the corner common to Section 34, 45 and 46, Township 18 North, Range 3 East, which point is the Northwestern corner of Section 46 run North 54 degrees East along the North line of said Section 46 a distance of 215 feet; thence run Southerly along the line dividing the E 1/2 from the W 1/2 of that certain 4-acre tract acquired by Lena Stennett per Deed of Record in Conveyance Book 120, page 119, Records of Ouachita Parish, Louisiana, a distance of 214.9 feet to the POINT OF BEGINNING; thence continue Southerly along the same course a distance of 107.45 feet; thence running back Easterly between parallel lines, parallel to the North line of said Section 46, a distance of 215 feet, more or less, to the East line of that certain 4-acre tract acquired by Lena Stennett per Deed of Record in Conveyance Book 120, page 119, and containing one-half (1/2) acre, more or less, and said property being bounded on the North by the property of Joseph L. Hemphill acquired per Deed of Record in Conveyance Book 713, page 394, on the West by the property of Mrs. Minnie Mae Marshall, and on the South by the property of vendor, Mrs. Lena Hemphill.

PARCEL 23351 -Additionally, from the SW corner of Lot Four (4) of the Partition of the Blazier Estate in Section 46, Township 18 North, Range 3 East, measure N. 26 degrees 02' W. a distance of 74.5' to an iron pin, thence N. 60 degrees 48' E. a distance of 68.85' to a POINT OF BEGINNING, thence N. 60 degrees 48' E. a distance of 144.35', thence S. 39 degrees 25' W. a distance of 107.78', thence N. 77 degrees 15' W. a distance of 59.0' to the POINT OF BEGINNING, containing .06 acres, and being a part of the land acquired by Mrs. Lena S. Hemphill from John W. Stennett as per deed recorded in Conveyance Record Book 437, Page 763 of the Records of Ouachita Parish, Louisiana.

PARCEL 23352 -The West Half (W1/2) of a tract of land containing 4 acres in a square body in the Northwestern corner of Section 46, Township 18 North, Range 3 East, containing 2 acres, more or less, and being the same property acquired by Bernard Clifton Marshall from William Presley Johnson, per deed dated March 19, 1943, of record in Conveyance Book 313, Page 685, records of Ouachita Parish, Louisiana, LESS AND EXCEPT that certain 2 acre parcel conveyed to Johnnie Melvin Marshall, per act dated June 30, 1956, of record in Conveyance Book 599, Page 366, records of Ouachita Parish, Louisiana.

The request is an **ANNEXATION INTO THE WEST MONROE CITY LIMITS**. Mr. Smith was not the owner of record on the first day that the Public Notice appeared in the *Ouachita Citizen*; therefore, he was unable to petition for annexation until he acquires the property. Judy Poole made a motion to **TABLE** this application. JoAnn Thomas seconded. All in favor, motion approved. The Planning Commission will hear this case on February 16, 2015. The City Council will hear this case on March 10, 2015.

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The FOURTH application for review was **ZC-14-45000008**. The applicants is **James E. Smith**. The property is located at **2004 Old Natchitoches Road and 2010 Old Natchitoches Road** with the following legal description:

PARCEL 23349 -From the Southwest Corner of Lot 4 of the Partition of the Blazier Estate in Section 46, Township 18 North, Range 3 East, measure North 26 degrees 02 minutes West along the Section line between Section 34 & 46 a distance of 74.5 feet to an iron pin, thence North 60 degrees 48 minutes East a distance of 107.2 feet to a POINT OF BEGINNING: Thence North one degree 38 minutes West a distance of 120.15 feet; Thence North 83 degrees 13 minutes East a distance of 68.25 feet; Thence South 20 degrees 16 minutes East a distance of 81.5 feet; Thence South 60 degrees 48 minutes West a distance of 106 feet to the POINT OF BEGINNING, containing .2 acres and being a part of the land acquired by B. C. Marshall from William Presley Johnson as per deed recorded in Conveyance Book 313, page 685 of the records of Ouachita Parish, Louisiana.

PARCEL 23350 -Additionally, a certain lot or parcel of ground in Section 46, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, and being more particularly described as follows, to-wit: From the corner common to Section 34, 45 and 46, Township 18 North, Range 3 East, which point is the Northwesterly corner of Section 46 run North 54 degrees East along the North line of said Section 46 a distance of 215 feet; thence run Southerly along the line dividing the E 1/2 from the W 1/2 of that certain 4-acre tract acquired by Lena Stennett per Deed of Record in Conveyance Book 120, page 119, Records of Ouachita Parish, Louisiana, a distance of 214.9 feet to the POINT OF BEGINNING; thence continue Southerly along the same course a distance of 107.45 feet; thence running back Easterly between parallel lines, parallel to the North line of said Section 46, a distance of 215 feet, more or less, to the East line of that certain 4-acre tract acquired by Lena Stennett per Deed of Record in Conveyance Book 120, page 119, and containing one-half (1/2) acre , more or less, and said property being bounded on the North by the property of Joseph L. Hemphill acquired per Deed of Record in Conveyance Book 713, page 394, on the West by the property of Mrs. Minnie Mae Marshall, and on the South by the property of vendor, Mrs. Lena Hemphill.

PARCEL 23351 -Additionally, from the SW corner of Lot Four (4) of the Partition of the Blazier Estate in Section 46, Township 18 North, Range 3 East, measure N. 26 degrees 02' W. a distance of 74.5' to an iron pin, thence N. 60 degrees 48' E. a distance of 68.85' to a POINT OF BEGINNING, thence N. 60 degrees 48' E. a distance of 144.35', thence S. 39 degrees 25' W. a distance of 107.78', thence N. 77 degrees 15' W. a distance of 59.0' to the POINT OF BEGINNING, containing .06 acres, and being a part of the land acquired by Mrs. Lena S. Hemphill from John W. Stennett as per deed recorded in Conveyance Record Book 437, Page 763 of the Records of Ouachita Parish, Louisiana.

PARCEL 23352 -The West Half (W1/2) of a tract of land containing 4 acres in a square body in the Northwesterly corner of Section 46, Township 18 North, Range 3 East, containing 2 acres, more or less, and being the same property acquired by Bernard Clifton Marshall from William Presley Johnson, per deed dated March 19, 1943, of record in Conveyance Book 313, Page 685, records of Ouachita Parish, Louisiana, LESS AND EXCEPT that certain 2 acre parcel conveyed to Johnnie Melvin Marshall, per act dated June 30, 1956, of record in Conveyance Book 599, Page 366, records of Ouachita Parish, Louisiana.

The request is a **ZONE CHANGE FROM O-L (OPEN LAND) TO B-3 (GENERAL BUSINESS) TO DEVELOP AS COMMERCIAL PROPERTY**. Mr. Smith was not the owner of record on the first day that the Public Notice appeared in the *Ouachita Citizen*; therefore, he was unable to petition for annexation until he acquires the property, which meant that he was unable to request the Zone Change at this time. Judy Poole made a motion to **TABLE** this application. JoAnn Thomas seconded. All in favor, motion approved. The Planning Commission will hear this case on February 16, 2015. The City Council will hear this case on March 10, 2015.

The FIFTH AND FINAL application for review was **ZC-14-45000009**. The applicants are **RAG Limited Partnership**. The property owner is **Galion Utilities Inc / John Pruett III**. The property is located on **Mane Street** with the following legal description: 4.6203 Acres located on Mane Street per boundary survey dated 12-14-2012 by Tommy Semmes Jr Professional Land Surveying Company, Inc. and eastern portion of 11.24 Acre Tract that is part of Parcel R# 20192. The request is a **ZONE CHANGE FROM B-1 (Transitional Business) District TO B-3 (GENERAL BUSINESS) TO DEVELOP AS COMMERCIAL PROPERTY**. Mr. Mark Graham spoke on behalf of the application. He stated that they plan to develop the property for

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commercial use. The intended use is Equipment Rental for heavy construction. Dr. Yeager clarified that the public notice that appeared in the *Ouachita Citizen* contained a clerical error. The public notice stated that the property was currently O-L (Open Land) but the property is currently zoned B-1 (Transitional Business) and they are seeking a zone change to B-3 (General Business). Letters to surrounding property owners contained the correct information, as did the Agenda. There was no one in attendance that objected to the application. Ben Westerburg made a motion to send this application to the City Council with a **FAVORABLE** recommendation. Judy Poole seconded. All in favor, motion approved. The City Council will hear this case on February 10, 2015.

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