

PLANNING COMMISSION MINUTES
Monday, February 16, 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.
Charlie Simmons, West Monroe Fire Department
Robert George, City Engineer
Jim Smith
Marshall Sanson
Charlotte Riser
Fred Riser
Daniel Riser
Phillip Smith

The Monday, February 16, 2015, Planning Commission Meeting was called to order by Dr. Dwayne Yeager. The Commission approved the minutes of the January 20, 2015, Planning Commission meeting.

The FIRST application for review was **SUB-15-55000001**. The property owner and applicant is **SANSON FOUR RENTALS LLC**. The property is located at **1019 HICKS STREET** with the following legal description: Lot 1 of the re-subdivision of a portion of Lot 13 of the subdivision of Blocks 1 & 3 of the Mauldin Tract situated in Section 21, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, City of West Monroe, State of Louisiana, containing 8.22 acres, more or less and more particularly shown on plat dated August 30, 2005, prepared by Tommy Semmes, Jr. Professional Land Surveying Company, LLC recorded in Plat Book 22, Page 3, File No. 1442047, records of Ouachita Parish. The request is a **SUBDIVISION REVIEW TO DIVIDE THE PROPERTY INTO SINGLE FAMILY RESIDENTIAL LOTS**. Mr. Marshall Sanson spoke on behalf of the application. The plat was presented to the Commission. The eight lots are each approximately 1 acre tracts. Fred Riser plans to purchase 4 of the lots (Lots 1, 2, 3 & 4). He and his son Daniel plan to renovate an existing home on the property and build another home. Marshall plans to develop the other tracts as residential homes. Phillip Smith spoke about the drainage and enlarging access to the property. They explained that they are unable to close on the property until the Commission issues a tentative approval. Mr. Smith explained that tentative approval will allow the developers to proceed with the project. Robbie George, City Engineer, explained that the developers, the Zoning Director, the West Monroe Fire Department Chief (Todd Smith) and he met to discuss the project prior to this meeting. Issues regarding the drainage, easements, shared access to some lots, access for emergency vehicles, and maintenance of the driveway were discussed and are in the process being resolved. A Drainage Impact Statement will be required prior to final subdivision approval. Robbie George explained that the final plat will not be signed until a final subdivision review is approved. He wants all conflicts involving utilities, easements, emergency access, etc. resolved prior to City Engineer and Planning Commission Secretary signing the Final Subdivision Plat. Charlie Simmons, West Monroe Fire Department, discussed emergency vehicle access, hydrant locations, shared access to lots, and culvert installation. Mr. Smith stated that the culvert permit has been issued but not installed due to weather delays. The WMFD did not have any issues with issuing a tentative approval. There was no one in the audience to speak in opposition to the application. Ben Westerburg made a motion to send this application to the City Council with a **FAVORABLE** recommendation for tentative approval of the subdivision but noting that all requirements by the City of West Monroe must be met including Drainage Impact Statement and all other matters that were discussed or may arise. JoAnn Thomas seconded. All in favor, motion approved.

The SECOND application for review was **ANNX-15-60000001**. The applicant is **Random Property Investments LLC**. The property is located at **2048 OLD NATCHITOCHES ROAD**.

The legal description is as follows:

A certain tract or parcel of land situated in 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 Easterly right-of-way line of Louisiana Highway No. 617 (Thomas Road) with the Northerly right-of-way line of Old Natchitoches Road, an proceed North 50 degrees 00 minutes 19 seconds West along the Easterly right-of-way line of the Louisiana Highway No. 617 (Thomas Road), a distance of 46.02 feet; thence proceed Northeasterly along a curve to the left and the East right-of-way line of Louisiana Highway No. 617 (Thomas Road) for an arc length of 89.01 feet (Radius = 11,509.16, Chord = North 00 degrees 25 minutes 31 seconds East – 89.01 feet); thence proceed North 89 degrees 50 minutes 36 seconds East, a distance of 200 feet, thence proceed North 00 degrees 25 minutes 31 seconds

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East, a distance of 200.00 feet to a found 5/8" rebar; thence proceed North 00 degrees 25 minutes 31 seconds East, a distance of 100.00 feet to a found 5/8" rebar; thence proceed North 89 degrees 50 minutes 36 seconds East, a distance of 210.36 feet to a set 5/8" rebar and the POINT OF BEGINNING; thence continue North 89 degrees 50 minutes 36 seconds East, a distance of 37.82 feet to a found 5/8" rebar; thence proceed North 00 degrees 02 minutes 06 seconds East, a distance of 40.00 feet to a found 5/8" rebar; thence proceed North 89 degrees 50 minutes 36 seconds East, a distance of 202.80 feet to a set 5/8" rebar; thence proceed South 05 degrees 38 minutes 30 seconds West, a distance of 356.32 feet to a 5/8" rebar found on the North right-of-way line of Old Natchitoches Road; thence proceed Southwesterly along a curve to the left and the North right-of-way line of Old Natchitoches Road for an arc length of 211.35 feet (radius = 886.61, Chord = South 88 degrees 21 minutes 57 seconds West – 210.85 feet); thence proceed North 00 degrees 50 minutes 15 seconds East, a distance of 319.97 feet to the POINT OF BEGINNING; containing 1.791 acres, more or less, and being subject to all rights-of-way, easements and servitudes of record and/or of use. This description is based on the Plat and Boundary Survey performed by Thomas A. Semmes Jr., Registered Professional Land Surveyor, dated March 2013.

Bruce Fleming explained that Tom Sanders of Random Property Investments LLC was unable to attend due to weather conditions and that he requested Mr. Fleming speak on his behalf. Mr. Fleming approached the Commission and discussed the plat including location of the property. This property is being purchased for future commercial development of an auction house. There was no one in the audience to speak in opposition to the application. After discussion and review, Ben Westerburg made a motion to send this application to the City Council with a **FAVORABLE** recommendation for Annexation into the West Monroe City Limits. JoAnn Thomas seconded. All in favor, motion approved. The City Council will hear this case on March 10, 2015.

The THIRD application for review was **ZC-15-45000001**. The applicant is **Random Property Investments LLC**. The property is located at **2048 OLD NATCHITOCHES ROAD**.

The legal description is as follows:

A certain tract or parcel of land situated in 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 Easterly right-of-way line of Louisiana Highway No. 617 (Thomas Road) with the Northerly right-of-way line of Old Natchitoches Road, and proceed North 50 degrees 00 minutes 19 seconds West along the Easterly right-of-way line of the Louisiana Highway No. 617 (Thomas Road), a distance of 46.02 feet; thence proceed Northeasterly along a curve to the left and the East right-of-way line of Louisiana Highway No. 617 (Thomas Road) for an arc length of 89.01 feet (Radius = 11,509.16, Chord = North 00 degrees 25 minutes 31 seconds East – 89.01 feet); thence proceed North 89 degrees 50 minutes 36 seconds East, a distance of 200 feet, thence proceed North 00 degrees 25 minutes 31 seconds East, a distance of 200.00 feet to a found 5/8" rebar; thence proceed North 00 degrees 25 minutes 31 seconds East, a distance of 100.00 feet to a found 5/8" rebar; thence proceed North 89 degrees 50 minutes 36 seconds East, a distance of 210.36 feet to a set 5/8" rebar and the POINT OF BEGINNING; thence continue North 89 degrees 50 minutes 36 seconds East, a distance of 37.82 feet to a found 5/8" rebar; thence proceed North 00 degrees 02 minutes 06 seconds East, a distance of 40.00 feet to a found 5/8" rebar; thence proceed North 89 degrees 50 minutes 36 seconds East, a distance of 202.80 feet to a set 5/8" rebar; thence proceed South 05 degrees 38 minutes 30 seconds West, a distance of 356.32 feet to a 5/8" rebar found on the North right-of-way line of Old Natchitoches Road; thence proceed Southwesterly along a curve to the left and the North right-of-way line of Old Natchitoches Road for an arc length of 211.35 feet (radius = 886.61, Chord = South 88 degrees 21 minutes 57 seconds West – 210.85 feet); thence proceed North 00 degrees 50 minutes 15 seconds East, a distance of 319.97 feet to the POINT OF BEGINNING; containing 1.791 acres, more or less, and being subject to all rights-of-way, easements and servitudes of record and/or of use. This description is based on the Plat and Boundary Survey performed by Thomas A. Semmes Jr., Registered Professional Land Surveyor, dated March 2013.

This application was discussed in conjunction with the above application. Mr. Fleming explained that when the property is annexed (if approved by City Council on March 10, 2015) it will come into the City as O-L (Open Land); therefore, the applicant had to request a zone change. The applicant is requesting a B-3 (General Business) zoning designation because he plans to develop the property for commercial use. Ben Westerburg made a motion to send this application to the City Council with a **FAVORABLE** recommendation for Zone Change to B-3 (General Business). JoAnn Thomas seconded. All in favor, motion approved. The City Council will hear this case on March 10, 2015.

The FOURTH application for review was **ANNX-14-60000002**. The applicant 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

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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 an **ANNEXATION INTO THE WEST MONROE CITY LIMITS**. This application was tabled at the January 20, 2015, Planning Commission Meeting to allow time for Mr. Smith to obtain ownership. Mr. Smith was in attendance at this meeting but was not called on to speak. Bruce Fleming explained to the Commission that the shape of the property being annexed has been adjusted. He showed the Commission the correct parcel being annexed. Mr. Fleming explained that Mr. Smith's attorney and the City Attorney are working together to submit the corrected legal description of the property being annexed to the City Council. Mr. Fleming explained that they are planning to use this property to connect to Basic Drive (including additional lots in the area that are already inside the city limits) so that the property can be developed commercially. There was no one in the audience to speak in opposition to the application. After discussion and review, Ben Westerburg made a motion to send this application to the City Council with a **FAVORABLE** recommendation for Annexation into the West Monroe City Limits. Judy Poole seconded. All in favor, motion approved. The City Council will hear this case on March 10, 2015.

The FINAL application for review was **ZC-14-45000008**. The applicant 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

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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 COMMERICAL PROPERTY**. This application was discussed in conjunction with the above application. Mr. Fleming explained that when the property is annexed (if approved by City Council on March 10, 2015) it will come into the City as O-L (Open Land); therefore, the applicant had to request a zone change. The applicant is requesting a B-3 (General Business) zoning designation because he plans to develop the property for commercial use. Ben Westerburg made a motion to send this application to the City Council with a **FAVORABLE** recommendation for Zone Change to B-3 (General Business). Judy Poole seconded. All in favor, motion approved. The City Council will hear this case on March 10, 2015.

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