

PLANNING COMMISSION MINUTES
Monday, September 17, 2018

MEMBERS PRESENT: Brian Bendily
Judy Poole
Vernon Guy
Bobby Parnell

OTHERS PRESENT: Bruce Fleming, Zoning Director
Brenda Fletcher, Zoning Assistant
James Smith
Kim Schultz

The Monday September 17, 2018, Planning Commission Meeting was called to order by Brian Bendily. The Commission approved the minutes of the August 20, 2018, Planning Commission meeting.

The APPLICATION for review were:

APPLICATION NO: OA-18-40000001
APPLICANT: James & Elizabeth Smith
LOCATION: 2010 Old Natchitoches Rd.
LEGAL DISCRIPTION: Parcel: #80803
0.01 AC TRACT M/L WEST OF LOT 1 & A STRIP LYING AT THE
SOUTHWESTERLY TIP OF LOT 3 AS SHOWN ON PLAT BASIC DRIVE
COMMERCIAL PARK – SHOWN ON PLAT AS BEING RETAINED BY
RANDOM PROPERTY INV.AT PLAT BK 26 PG 154-SOLD 0.102 ACS BK
2533-517 R# 133980.
REQUEST: Requesting Zoning Ordinance Amendment to allow portable ice machine in B-3
(General Business) District. The West Monroe City Council will hear this case on
October 9, 2018.

James Smith told the Commission that he had purchased the property at 2010 Old Natchitoches Road and Basic Drive with the intent of putting an ice machine there. Judy Poole wanted to know how large the ice machine would be. James Smith told the Commission he wasn't sure about the size. Bruce Fleming said it was 7.6 by 12.6. Vernon Guy wanted to know if it was automatic. James Smith told the Commission that it was, you can put a dollar and a quarter, and it comes out into a bag that is furnished. Bruce Fleming told the Commission that the ice machine is allowable as an accessory, let's say he had a business there then he could put the ice machine on his property. In this case there is nothing on the property, so it requires the Ordinance for the B-3 (General Business), just to allow the ice machine. Brian Bendily wanted to know if the Ordinance is amended is it to this property alone or would it be anywhere in the City of West Monroe. Bruce Fleming told the Commission it would be overall. Vernon Guy wanted to know what Bruce Fleming meant by overall. Bruce Fleming told the Commission that if someone had a piece of property that did not have a building on it then the person could put an ice machine in a B-3 Zone. Bobby Parnell asked Bruce Fleming if this would set the presence for an ice machine anywhere. Bruce Fleming told the Commission that it would make it allowable anywhere in a B-3 Zone. Brian Bendily wanted to know if that would stand only for an ice machine or any kind of vending machine. Bruce Fleming told the Commission that it would strictly for an ice machine. Vernon Guy wanted to know if it would sit on a pad or what. James Smith told the Commission that it would sit on a concrete pad. Vernon Guy wanted to know how many vehicles would be able to park on this site. James Smith told the Commission no more than two cars would be able to stop and get ice. Bruce Fleming told the Commission that there was an ice machine at the Ike Hamilton. Brian Bendily told the Commission that he was not in favor of an Ordinance Amendment to allow ice machine in B-3 as a use by right nor as a special exception use because anyone could put in an ice machine and with the development going on in this area I just don't think it's a good impact. James Smith told the Commission that it would be a positive impact because of the workers in the area would need ice. Vernon Guy wanted to know what kind of businesses were on Basic Drive and Old Natchitoches St. Brian Bendily told the Commission that there was some undeveloped land on Basic Drive. Bruce Fleming told the Commission that Golden Corral and Walk-on's restaurants were located on Basic Drive and that other businesses have shown interest in locating along Basic Drive. Bobby Parnell and Judy Poole voiced their opinions of concern about the Ordinance Amendment and allowing ice machines. Bruce Fleming told the Commission the only other alternative would be a Planning Approval Special Exception where the Commission would be required to review each case individually. Judy Poole made the motion to send the Zone Change to the West Monroe City Council with an **UNFAVORABLE** recommendation. Bobby Parnell seconded. All in favor, motion approved.

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APPLICATION NO: **OA-Hist -18-40000002**
APPLICANT: City of West Monroe and West Monroe Downtown Revitalization Group
REQUEST: Requesting Zoning Ordinance Amendment to allow name change from “Old Cottonport Historic Preservation District” [Sec 12:7043(b)(1)] to “Cottonport Historic District”. The West Monroe Heritage Preservation Commission voted to send the request for the name change to Cottonport Historic District with a FAVORABLE recommendation on August 6, 2018. The West Monroe City Council will review this application on October 9, 2018.

Bruce Fleming told the Commission that the Downtown Revitalization Group had applied to the National Registry. The West Monroe Heritage Preservation Commission voted to take the “Old Cottonport Historic Preservation District” and use the name of Cottonport Historic District. Vernon Guy made the motion to send the Zoning Ordinance Amendment to the West Monroe City Council 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.