

PLANNING COMMISSION MINUTES
Monday, October 15, 2018

MEMBERS PRESENT: Brian Bendily
Vernon Guy
Bobby Parnell
Mike Bishop, Jr.

MEMBERS ABSENT: Judy Poole

OTHERS PRESENT: Bruce Fleming, Zoning Director
Brenda Fletcher, Zoning Assistant
Dolly Smith, 307 Woodrow Street, WM

The Monday October 15, 2018, Planning Commission Meeting was called to order by Brian Bendily. The Commission approved the minutes of the September 17, 2018, Planning Commission meeting.

The APPLICATION for review were:

APPLICATION NO: ZC-18-45000006
APPLICANT: Frank Varino
LOCATION: 204 Benson St. & 205 Oakland St.
LEGAL DISCRIPTION: Parcel: #82902
South ½ LOT 5 SQ A HAYNES ADDN
R# 82901
LOT 4 SQ A HAYNES RESUB- LESS LOT SOLD BK 2499-184 R # 133117
REQUEST: Requesting Zoning Change from R-1 (One-Family Residential) District to a B-3 (General Business) District.

Bruce Fleming told the Commission that West Monroe City Code Enforcement initiated this application for Mr. Varino's property at 204 Benson St. & 205 Oakland St. West Monroe's Code Enforcement Officer requested that a fence be erected to enclose the property from view due to vehicles parked at this location. Frank Varino has cars in varied conditions stored on the property. On 08-22-2018, a Certified Letter was sent to Mr. Varino from the Zoning Office stating that this type of auto storage was not allowed in an R-1 Zoning District. On 08-30-2018, Mr. Varino contacted the Zoning Office with plans to erect an 8-foot wooden fence. After discussion and an on-site inspection with Mr. Fleming, it was determined that Mr. Varino must apply for a Zone Change and a Variance Request to erect the fence on the property line, as the current 20' setback would not provide the needed room for the storage of the vehicles (per Mr. Varino). The Board of Adjustments will hear the Variance request on 10-22-2018. Vernon Guy told the Commission that his visual inspection concluded that the property was in bad shape. Bruce Fleming told the Commission that Sanchez Auto Body at 1109 Cypress St., had inquired about purchasing the property at 204 Benson Street & 205 Oakland Street to use as storage for the vehicles that they are repairing. The storage of vehicles on this property is "grandfathered in", as this was its use prior to zoning. Brian Bendily requested an explanation of "grandfathering". Bruce Fleming told the Commission that cars were stored on the property before zoning laws took effect. Bruce Fleming told the Commission that Frank Varino has plans to erect an 8-foot wooden fence to enclose the property and hide the vehicles from view. Bobby Parnell felt that the rezoning of the property would give the city more control. Bruce Fleming told the Commission that if the property was rezoned then Mr. Sanchez could use the property because it would be zoned commercially. Brian Bendily wanted to know if any houses were near the site. Bruce Fleming stated that there are some houses on the street and commercial development along Cypress Street. Bobby Parnell made the motion to send the Zone Change to the West Monroe City Council with a **FAVORABLE** recommendation to allow the Zone Change to B-3 with the **STIPULATION that this property would be fenced with an 8' wooden fence**. Vernon Guy seconded. All in favor, motion approved.

APPLICATION NO: ZC-18-45000007
APPLICANT: M & A Investment Prop of West Monroe / Dolphus Bannister
LOCATION: 406 Woodrow St.
LEGAL DISCRIPTION: Parcel: # 60915
LOT 9 SQ 4 J F HEARDS 1ST ADDN
REQUEST: Requesting Zone Change from R-1 (One-Family Residential) District to a B-3 (General Business) District with plans to fence the property and use for parking for existing businesses located at 1003 Crosley Street and 1005 Crosley Street.

Bruce Fleming told the Commission that Dolphus Bannister has businesses located at 1003 & 1005 Crosley St. (Bannister Electric of West Monroe and The Truck Stop). The property at 406 Woodrow St. is owned by Mr. Bannister and is located directly behind his businesses, thus adjacent to a B-3 District. He plans to fence the lot

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in and use as parking for the existing businesses. The residential house located at 410 Woodrow is currently zoned B-3 (General Business) as are Mr. Bannister's commercial properties at 1003 and 1005 Crosley Street. Brian Bendily wanted to know if Mr. Bannister would only have his workers and customers enter and exit onto Crosley St. Bruce Fleming told the Commission that he assumed they would only enter and exit onto Crosley Street. Brian Bendily called for audience opinions. Dolly Smith, 307 Woodrow Street, told the Commission she had received an adjacent property owner letter about the zone change, and that she was curious about the details of the rezoning. Brian Bendily told the Commission that due to Mr. Bannister's (or a representatives) absence that the Commission required more information about his intentions for the property, such as access from Crosley St. or Woodrow St. or both. The Commission felt that the rezone to B-3 might encourage other owners to apply for a zone change and encroach into the neighborhood. Brian Bendily was concerned that this would impair the revitalization of the neighborhood. Dolly Smith informed the Commission that several of the houses on Woodrow St. were damaged by the 2016 flooding and that she did not believe that some of the people would rebuild. Vernon Guy wanted to know Flood Zone information. Dolly Smith told the Commission that this area is located in an AE flood zone. Mrs. Smith's mobile home sits about 4 foot off the ground. She did not flood in 2016. Bruce Fleming told the Commission that he would research the flooding designation in the area. Brian Bendily told the Commission that he did not believe that he had enough information about this property and about Mr. Bannister's intentions. Vernon Guy made the motion to **TABLE** this Zone Change Application until the November 19, 2018, Planning Commission meeting. Mr. Fleming will contact Mr. Bannister and explain that he or a representative will be required to attend the meeting to answer any questions that the Planning Commission may have. Bobby Parnell seconded. All in favor, motion approved. The City council will hear this application on December 11, 2018.

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