

PLANNING COMMISSION MINUTES

Monday, December 16, 2024

MEMBERS PRESENT: Melody Olson
Tom Malmay
Brian Bendily
Judy Poole

MEMBERS ABSENT: AJ Word

OTHERS PRESENT: Jonathan Kaufman, Director, Building & Development
Chessi Alexander, Building & Development
Doug Caldwell, West Monroe City Attorney
Lydia Holland Baugh, West Monroe City Attorney
Shane Wooten, 203 Lincoln St
Kenneth Griffin, 913 Warren Dr
Scooter Howell, 1209 Arkansas Rd
Sandra Royal, 2402 N 8th St
Donna Netherland, 113 Powell St
Pam Goodroad, 2900 Jersey St.
Craig Stiffler, 3617 & 3619 Cypress St
Nick & Ashley Tarantino, 203 Lincoln St
Paula Pruett, 127 Orleans Pl
Cole Smith, 1529 Woodland St.

The Monday, March 17, 2025, Planning Commission Meeting was called to order by Brian Bendily. The Commission approved the minutes of the Monday, December 16, 2024, Planning Commission meeting.

The cases for review were:

SUB-24-55000003 by Thomas J. Smith III for property located 3617 & 3619 Cypress Street (Parcel #35123). Requesting Subdivision Review for Resub Division of Lot 1 and a portion of Lot 3 of McCoy's Subdivision per West Monroe Code of Ordinances Section 12-2001. **This application was TABLED in January & February.** Craig Stiffler was present to speak on behalf of this application. Craig explained that he was the surveyor for the project. The owner is wanting to separate the property and sell the building off the back of the property. There will be no new construction. Brian Bendily asked Jonathan Kaufman if the easement that was built is suitable for fire vehicles to get the back of the property. Jonathan Kaufman reassured the Commissioners that the easement was safe and there were no objections to it with Building and Development. Tom Malmay motioned to approve this application. Judy Poole seconded the motion. **The application has been APPROVED.**

PA-25-10000001 by Donna Netherland for property owned by Norma Lee Rigister Revocable Living Trust located at 113 Powell St (Parcel #37851) Requesting Planning Approval for Class A Mobile Home (Year 2025/Size 16ftx76ft) in an R-2 (Multi Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (3). Donna Netherland was present to speak on behalf of this application. The mobile home was moved to the property before the meeting. The progress of the new mobile home was stopped by Code Enforcement. When the Donna Netherland purchased the mobile home, she and her fiancé were never informed that they would need to go before the Planning Commission. The new mobile home is roughly 20ft longer than the recently removed mobile home. Donna Netherland's fiancé has been leasing the property since 1990 with the current property owner. Paula Pruett, 127 Orleans Place, asked a question the standard ruling about mobile homes being moved into the City of West Monroe. Jonathan Kaufman explained that moving a mobile home in and out of a mobile home park is allowed; however, moving a mobile home into a R-1 (Residential Single Family) District would be required to meet all the City of West Monroe standards. Judy motioned to approve this application. Tom Malmay seconded. **The application has been APPROVED.**

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ZC-25-45000001 by Twin City Ventures C/O Shane Wooten Requesting Zone Change from R-2 (Multi Family Residential) District to B-3 (General Business) District for property located at 203 Lincoln St (Parcel #74648) per West Monroe Code of Ordinances Sec. 12: 5013. Zone Change requires approval by both the Planning Commission and City Council. In December, this same property was rezoned from B-3 to R-2. Shane Wooten from Twin City Ventures was present to represent this application again. Shane Wooten explained that there was buyer for the property that owned a commercial business. Shane Wooten asked if the zoning could be changed back to B-3 in order for the new property owners to open their business. Melody Olson motion for this application to be ruled as favorable. Judy Poole seconded the motion. **This application will be sent to the City Council with a FAVORABLE recommendation from the Planning Commission.** The West Monroe City Council will hear this case on April 1, 2025.

ZC-25-45000002 by Pigs Fly LLC c/o Kenneth Griffin Requesting Zone Change from B-1 (Transitional Business) District to R-1 (Single Family Residential) District for property located at 913 Warren Dr (Parcel #138175) per West Monroe Code of Ordinances Sec. 12: 5013. Zone Change requires approval by both the Planning Commission and City Council. Kenneth Griffin was the representative for this application. Kenneth Griffin is wanting to rezone the property to lower tax cost from commercial to residential. Brian Bendily asked Jonathan Kaufman if this issue had already been addressed in 2024. Jonathan Kaufman explained that it was a Resub division for the property at 911 Warren Drive. There was no rezoning done for 913 Warren Drive at that time. Brian Bendily asked if anyone from the community would like to speak. Paula Pruett, 127 Orleans Place, explained that she did not receive the notice for the meeting until the day of. Paula Pruett and other neighbors did not understand what the letter entailed. Paula Pruett and some nearby neighbors looked up the property online. Paula Pruett expressed the concern that the meeting notification letters were not sent out in a timely manner. Brian Bendily expressed that he understood the concern of the letters. Jonathan Kaufman explained the what rezoning a B-1 to R-1 Ms. Paula Pruett. Kenneth Griffin explained that he was not in a rush to have anything done right away and would be willing to table the application so that the surrounding neighbors could have plenty of time to be notified. Melody Olson motioned to table this application. Brian Bendily seconded the motion. **This application was TABLED until the Planning Commission meeting on April 21, 2025.** Notices were resent to property owners on March 18, 2025.

ZC-25-45000003 by Scooter Howell Requesting Zone Change from R-1 (Single Family Residential) District to B-1 (Transitional Business) District for property located at 1207, 1209, & 1211 Arkansas Rd (Parcel #40258) per West Monroe Code of Ordinance Sec. 12: 5013. Zone Change requires approval by both the Planning Commission and City Council. This application will also be heard at the April 1, 2025, City Council Meeting. Scooter Howell was present to represent this application. Scooter Howell wants to refurbish the building inside and out, and bring it up to current code. Scooter Howell said that he has several franchise that are interested in the property as well. It was assumed that the property was already zoned for B-1 (Transitional Business) District, but unfortunately it was not. There will be no new lot added to the existing property. Brian Bendily asked if anyone from the community was present to speak about the application. Cole Smith, 1529 Woodland Street, asked if it was just this parcel being rezone. Jonathan Kaufman addressed the question and assured that it was in fact the only parcel that was being rezoned. Pam Goodroad, 2900 Jersey Street, expressed that she and surrounding neighbors were worried that a bar or tattoo parlor would be put in the shopping center. Jonathan Kaufman explained that in B-1 (Transitional Business) District was only subjected to neighborhood friendly businesses. Tom Malmay motioned to approve this application. Judy Poole seconded the motion. **This application will be sent to the City Council with a FAVORABLE recommendation from the Planning Commission.** The West Monroe City Council will hear this case on April 1, 2025. Notices were resent to the property owners advising of the City Council date on March 18, 2025

As there was no further business, the meeting was adjourned.