

PLANNING COMMISSION MINUTES

Monday, April 21, 2025

MEMBERS PRESENT: Melody Olson
Tom Malmay
Brian Bendily
Judy Poole
AJ Word

MEMBERS ABSENT:

OTHERS PRESENT: Jonathan Kaufman, Director, Building & Development
Jeremy Ratcliff, Deputy Director, Building & Development
Chessi Alexander, Building & Development
Lydia Holland Baugh, West Monroe City Attorney
Kenneth Griffin, 913 Warren Dr
Justin & Cynthia Riles, 2004 Cypress St
Pastor Michael & Tamala Bailey, 903 Natchitoches St
Paula Pruett, 127 Orleans Pl
Walter Ledig, 1800 Island Dr – Monroe
Bhgomni Thotd, 1616 Emerson St
Richard Repp, 1606 Wellerman Rd

The Monday, April 21, 2025, Planning Commission Meeting was called to order by Brian Bendily. The Commission approved the minutes of the Monday, March 17, 2024, Planning Commission meeting.

The cases for review were:

PA-25-10000003 by S & T Properties C/O Justin & Cynthia Riles for property owned by S & T Properties located at 2004 Cypress Street (Parcel #134151) Requesting Planning Approval for Conex Trailer (Size 8.5ftx20ft) in an B-3 (General Business) District per West Monroe Code of Ordinances Sec. 12-5016. Justin Riles was present for this application. Justin Riles explained that he wants to use the Conex Trailer for a drive through only coffee shop. DOTD & Public Works have approved the driveway. The trailer will be stationary. Tom Malmay motioned to approve this application. AJ Word seconded the motion. **The application has been APPROVED.**

PA-25-10000002 by Safe Haven Faith Ministries c/o Micheal & Tamala Bailey for property owned by HUDSON-LEEHY POST, VETERANS OF FOR WARS INC located at 908 Natchitoches Street (Parcel #1956). Requesting Planning Approval to allow a church in a R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (a)(2). Pastor Michael & Tamala Bailey were present for this application. Pastor Michael Bailey expressed that they are wanting to place a church at this location and looking at a two-month timeline to have it up and running. There will be a parking lot located in the back of the property. Jeremy Ratcliff advised that the bathrooms in the building would need to be widen, and Pastor Bailey assured that they would be. Brian Bendily motioned to approve this application. AJ Word seconded the motion. **The application has been APPROVED.**

ZC-25-45000002 by 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. This Application was TABLED at the March meeting. Zone Change requires approval by both the Planning Commission and City Council. Kenneth Griffin was present for this application. Kenneth Griffin expressed that he was concerned about if he rezoned the property that he would not be able to build an accessory building later on his property. Jonathan Kaufman explained that with a zone change, Mr. Griffin would be able to add an accessory building to the property, but without a zone change, nothing would be able to be done. Kenneth Griffin decided to move forward with the application. Richard Repp, 1606 Wellerman Rd, asked how a zone change would increase traffic in the area. Brian Bendily explained that at zone from a B-1 to a R-1 would not increase traffic. AJ Word motioned to approve this application. Judy Poole seconded the motion. **This application has been**

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ruled as FAVORABLE. This application will also be heard at the May 20, 2025, City Council Meeting.

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