

PLANNING COMMISSION MINUTES  
Monday, May 19, 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  
Tracy Warshaw, Building & Development  
Lydia Holland Baugh, West Monroe City Attorney  
Pastor Danotony & Triwanna Square, 104 Crawford St  
Kyle & Heather Knous, 1209 Ridge Ave  
Joe & Melissa Sesame, 2305 Hawthorne St  
Fredrick Huenefeld, 504 Stella St

The Monday, May 19, 2025, the Planning Commission Meeting was called to order by Brian Bendily. The Commission approved the minutes of the Monday, April 21, 2025, Planning Commission meeting.

The cases for review were:

**PA-25-10000005** by Kyle Knous located at 1209 Ridge Ave (Parcel #55053) Requesting Planning Approval for Manufactured Mobile Home (Year 2025/Size 32ftx66ft) with a garage attached in an R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (3). Kyle and Heather Knous were present for this application. Kyle Knous explained that there had been a house fire on Christmas Day in 2024, and he and his family would like to put a manufactured home on the property as opposed to building from the ground up. There has been no opposition from the neighbors on this matter. AJ Word motioned to approve the application. Judy Poole seconded the motion. **This application has been APPROVED.**

**PA-25-10000004** by Triwanna Sanders for property owned by Besant, Corine C/O Oneal Besant located at 108 Crawford St (Parcel #36300). 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 Danotony and Triwanna Square were both present for this application. The correct address for this application is 104 Crawford St. Danotony Square expressed that they are wanting to start a church by the name of Transformation Life Center from the ground up. There were no objections from any surrounding property owners. AJ Word motioned to approve the application. Judy Poole seconded the motion. **This application has been APPROVED.**

**ZC-25-45000004** by F & T Properties Requesting Zone Change from B-2 (Transitional Business) District to R-1 (Single Family Residential) District for property located at 703 N 5<sup>th</sup> St (Parcel #31311) per West Monroe Code of Ordinances Sec. 12: 5013. Zone Change requires approval by both the Planning Commission and City Council. This application will also be heard at the June 3, 2025, City Council Meeting. Fredrick Huenefeld was present for this application. Fredrick Huenefeld is wanting to do a zone change to be able to use the property as rental property with a lot line shift in the rear. Judy Poole motioned to approve the application. Tom Malmay seconded the motion. **This application has been ruled as FAVORABLE.** This application will also be heard at the June 3, 2025, City Council Meeting.

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