

PLANNING COMMISSION MINUTES

Monday, June 16, 2025

MEMBERS PRESENT: Tom Malmay
Brian Bendily
Judy Poole
AJ Word

MEMBERS ABSENT: Melody Olson

OTHERS PRESENT: Jonathan Kaufman, Director, Building & Development
Jeremy Ratcliff, Deputy Director, Building & Development
Tracy Warshaw, Building & Development
Doug Caldwell, West Monroe City Attorney
Lydia Holland Baugh, West Monroe City Attorney
Michelle Peters, 300 Well Rd.
Shannon Bennett, 464 Ervin Cotton Rd. Eros, LA.
Thesia Deal, 400 Coleman Ave.
Charles Anzelmo, 0 Commerce St. Tax Parcel # 110452
Ofelia & Gerardo Cubas, 126 Ransom St.

On Monday, June 16, 2025, the Planning Commission Meeting was called to order by Brian Bendily. The Commission Judy Poole & AJ Word approved the minutes of the Monday, May 19, 2025, Planning Commission meeting.

The cases for review were:

PA-25-10000006 by Thesia Deal located at 400 Coleman Ave. (Parcel #39181) Requesting Planning Approval for two accessory storage buildings in a B-3 (General Business) District per West Monroe Code of Ordinances Section 12-5016. The landlord has no issue with the additional buildings moved onto the property. There has been opposition from the neighbors over the concern for beautification. AJ Word motioned to approve the application. Tom Malmay seconded the motion; **this application has been APPROVED** next to be reviewed by the state fire marshal. **This item was approved under the condition** if the business, Nanny Shawn's Soul & Seafood closes OR moves then the two accessory storage buildings are to be removed from the property. If no action is taken from the business owner, then this action will be followed up under the Environmental Court.

PA-25-10000007 by Michelle Peters at Pilot Travel Centers, LLC located at 300 Well Rd. (Parcel #106638) Requesting Planning Approval for Conex Storage Building (Year 2025/20ft) in a B-3 (General Business) District per West Monroe Code of Ordinances Section 12-5016. There were no objections from any surrounding property owners. Tom Malmay motioned to approve the application. AJ Word seconded the motion. **This application has been APPROVED** for the temporary conex storage building to be added onto the property until the remodeling is complete.

ZC-25-45000005 by Charles Anelmo from LACH Properties Requesting Zone Change from B-1 (Transitional Business) District to B-4 (Downtown Development) District for property located at 0 Commerce St (Parcel #110452) per West Monroe Code of Ordinances Sec. 12: 5013. There were no objections from any surrounding property owners to add a family friendly hybrid truck park. **Application sent to CC with favorable recommendation B-4** by AJ Word motioned to approve the application. Judy Poole seconded the motion. This application will also be heard on July 1, 2025, at the City Council Meeting.

SUB-25-55000001 by Shannon Bennett for property located at 128 Ransom St (Parcel #58008). Requesting Subdivision Review for Zeign's Subdivision of Ransom Estate in a R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-2001. There were concerns from surrounding property owners Ofelia & Gerardo Cubas located at 126 Ransom St. (Parcel #35434) if approved for resub division would affect their legal property line. Shannon Bennett assured his neighbor with details of surveyor, Don Antley, locating pins from old subdivision to determine his legal outline of lot size. Shannon Bennett offered to show surveyor markers and Gerardo Cubas accepted. **This application has been APPROVED** by Tom Malmay motioned to approve the application.

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AJ Word seconded the motion. Action is for Shannon Bennett to provide final plat copy from Surveyor, Don Antley on Montgomery – Ransom resub division to the office of Building & Development.

Jonathan Kaufman, Director, Building & Development, provided update on meetings for zone ordinance changes.

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