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WELCOME . . . . Sarah Haynes, Chairperson

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**AGENDA ITEMS**

- (A) Adopt minutes from February 4, 2016
- (B) **B & K Enterprises of North Central Louisiana, Inc.** – Request from B & K Enterprises of North Central Louisiana, Inc. for approval of a preliminary subdivision plan for a lot split on property owned by them located at 444 Hwy. 531.

*Legal Description:* A 2.00 ACRE, MORE OR LESS, TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 OF SW/4), SECTION 24, TOWNSHIP 19 NORTH, RANGE 9 WEST, MINDEN, WEBSTER PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT AN EXISTING IRON PIN, LOCATED AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SAID SECTION 24, AND RUN SOUTH 00 DEGREES 36 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 331.25 FEET TO AN EXISTING IRON PIN; THENCE RUN EAST FOR A DISTANCE OF 703.56 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE RUN SOUTH FOR A DISTANCE OF 167.45 FEET TO A SET 3/4 INCH IRON ROD FOR THE POINT OF BEGINNING; THENCE RUN EAST FOR A DISTANCE OF 519.13 FEET TO A SET 3/4 INCH IRON ROD LOCATED ON THE APPARENT WEST RIGHT OF WAY OF LOUISIANA HIGHWAY NO. 531, AND RUN ALONG SAID APPARENT RIGHT OF WAY FOR THE NEXT TWO (2) CALLS; THENCE RUN SOUTH 00 DEGREES 56 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 15.78 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE RUN SOUTH 04 DEGREES 46 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 150.75 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE RUN WEST FOR A DISTANCE OF 531.40 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE RUN NORTH FOR A DISTANCE OF 166.00 FEET TO THE POINT OF BEGINNING.

- (C) **Webster Parish Library** – Request from Webster Parish Library for a zoning variance on property owned by the Webster Parish Police Jury located at the municipal address of 513 Ferguson Street. This property is zoned R-2 (Single Family Residential).

The purpose of this zoning variance is to construct an accessory building for the Webster Parish Library to be used as a maintenance and storage building.

*Legal Description:* A 0.59 ACRE, MORE OR LESS, TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4), SECTION 22, TOWNSHIP 19 NORTH, RANGE 9 WEST, MINDEN, WEBSTER PARISH, LOUISIANA, SAID TRACT INCLUDING A PORTION OF LOTS 182, 183, AND 184 OF THE WILLIAMSON-JONES MAP OF MINDEN, AS PER MAP AND PLAT THEREOF ON FILE AND RECORD IN THE OFFICE OF THE CLERK OF COURT OF WEBSTER PARISH, LOUISIANA, IN MAP BOOK 1, AT PAGE 26, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT AT THE INTERSECTION OF THE BACK OF THE SIDEWALKS LOCATED AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF ELM STREET AND THE NORTH RIGHT OF WAY OF EAST & WEST STREET, AND RUN NORTH 05 DEGREES 46 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 302.80 FEET ALONG SAID APPARENT WEST RIGHT OF WAY TO A POINT LOCATED AT THE INTERSECTION OF THE APPARENT WEST RIGHT OF WAY OF ELM STREET AND THE APPARENT NORTH RIGHT OF WAY OF FERGUSON STREET; THENCE RUN WEST FOR A DISTANCE OF 184.00 FEET ALONG SAID APPARENT NORTH RIGHT OF WAY TO A FOUND 1/4 INCH IRON PIPE FOR THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 07 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 70.50 FEET TO A SET 3/4 INCH IRON ROD; THENCE RUN NORTH 00 DEGREES 40 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 140.85 FEET TO A SET 3/4 INCH IRON ROD LOCATED IN AN EXISTING CHAIN LINK FENCE; THENCE RUN NORTH 89 DEGREES 42 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 80.00 FEET ALONG SAID FENCE TO A FOUND CHAIN LINK FENCE CORNER POST; THENCE RUN SOUTH 02 DEGREES 56 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 62.41 FEET TO A SET 3/4 INCH IRON ROD; THENCE RUN SOUTH 05 DEGREES 42 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 80.40 FEET TO THE POINT OF BEGINNING.

- (D) **Marie Kennon** – Request from Marie Kennon for a zoning variance on property owned by her located at the municipal address of 506 Crichton Street. This property is zoned R-3 (Single Family Residential).

The purpose of this zoning variance is to place a mobile home on the property to be used as a residence by a family member. This property is zoned R-3 (Single Family Residential) which allows mobile homes; however, there is already one residence on the lot.

*Legal Description:* UND. 7/8 INT. IN & TO LOT 100 X 167 FT. OUT OF LOT #6, BLK. "A", CRICHTON SUBDIV., LESS AN UND. 1/8 INT. SOLD

- (E) **Daniel Wilson** – Request from Daniel Wilson for approval of a preliminary plan for a division of property owned by him located on Country Club Circle.

*Legal Description:* (TRACT A) A 10.40 ACRE, MORE OR LESS, TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, (NE/4 OF NW/4) AND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, (NW/4 OF NE/4), SECTION 14, TOWNSHIP 19 NORTH, RANGE 9 WEST, MINDEN, WEBSTER PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A 1/2 INCH IRON PIPE LOCATED AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID SECTION 14; THENCE RUN NORTH 88 DEGREES 55 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 1328.14 FEET ALONG THE NORTH LINE OF SAID SECTION 14 TO A FOUND 3/4 INCH IRON ROD, LOCATED ON THE APPARENT WEST RIGHT OF WAY OF PINE FOREST DRIVE; THENCE RUN SOUTH 01 DEGREES 18 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 45.79 FEET ALONG SAID APPARENT RIGHT OF WAY TO A FOUND 3/4 INCH IRON ROD; THENCE RUN SOUTH 88 DEGREES 42 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 660.00 FEET TO A FOUND 3/4 INCH IRON ROD; THENCE RUN SOUTH 01 DEGREES 15 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 327.32 FEET TO A FOUND 3/4 INCH IRON ROD; THENCE RUN SOUTH 88 DEGREES 56 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 294.28 FEET TO A SET 3/4 INCH IRON ROD FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 34 DEGREES 30 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 412.32 FEET TO A SET 3/4 INCH IRON ROD; THENCE RUN SOUTH 30 DEGREES 04 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 195.54 FEET TO A FOUND 3/4 INCH IRON ROD; THENCE RUN SOUTH 01 DEGREES 20 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 9.00 FEET TO A FOUND 1/4 INCH IRON PIPE; THENCE RUN SOUTH 89 DEGREES 00 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 225.12 FEET TO A SET 3/4 INCH IRON ROD; THENCE RUN SOUTH 01 DEGREES 12 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 401.00 FEET TO A FOUND 3/4 INCH IRON ROD LOCATED ON THE APPARENT NORTH RIGHT OF WAY OF COUNTRY CLUB CIRCLE; THENCE RUN SOUTH 89 DEGREES 12 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 280.00 FEET ALONG SAID APPARENT RIGHT OF WAY TO A FOUND 3/4 INCH IRON PIPE; THENCE RUN NORTH 01 DEGREES 10 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 911.16 FEET TO A FOUND 3/4 INCH IRON ROD; THENCE RUN NORTH 88 DEGREES 56 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 846.75 FEET TO THE POINT OF BEGINNING.

(TRACT B) A 5.46 ACRE, MORE OR LESS, TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, (NW/4 OF NE/4), SECTION 14, TOWNSHIP 19 NORTH, RANGE 9 WEST, MINDEN, WEBSTER PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A FOUND 1/2 INCH IRON PIPE LOCATED AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SAID SECTION 14; THENCE RUN NORTH 88 DEGREES 55 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 1328.14 FEET ALONG THE NORTH LINE OF SAID SECTION 14 TO A FOUND 3/4 INCH IRON ROD, LOCATED ON THE APPARENT WEST RIGHT OF WAY OF PINE FOREST DRIVE; THENCE RUN SOUTH 01 DEGREES 18 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 45.79 FEET ALONG SAID APPARENT RIGHT OF WAY TO A FOUND 3/4 INCH IRON ROD; THENCE RUN SOUTH 88 DEGREES 42 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 660.00 FEET TO A FOUND 3/4 INCH IRON ROD; THENCE RUN SOUTH 01 DEGREES 15 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 327.32 FEET TO A FOUND 3/4 INCH IRON ROD FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 01 DEGREES 15 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 88.43 FEET TO FOUND 1 1/4 INCH BENT IRON PIPE; THENCE RUN SOUTH 01 DEGREES 22 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 415.79 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 03 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 637.78 FEET TO A FOUND 3/4 IRON ROD; THENCE RUN NORTH 30 DEGREES 04 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 195.54 FEET TO A SET 3/4 INCH IRON ROD; THENCE RUN NORTH 34 DEGREES 30 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 412.32 FEET TO A SET 3/4 INCH IRON ROD; THENCE RUN NORTH 88 DEGREES 56 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 294.28 FEET TO THE POINT OF BEGINNING.

- (F) General Discussion