

MINDEN PLANNING COMMISSION

April 4, 2019 – 10:00 a.m.

Minden City Hall – Pelican Room



WELCOME Brent Cooley, Building Official

AGENDA ITEMS

- (A) Adopt minutes from March 7, 2019
- (B) **4DOCS, LLC** – Request for a parking space variance on property owned by them located at the municipal address of 112 – 120 Homer Road. This property is zoned B-1 (Neighborhood Commercial).

This parking space variance request is for the portion of the property that will be used as a medical and dental clinic. This request is for a variance from the required one parking space for each 100 square feet of gross floor area of such clinic to one parking space for each 200 square feet of gross floor area of such clinic.

Legal Description: A 2.45 ACRE, MORE OR LESS, TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 OF SE/4), SECTION 22, TOWNSHIP 19 NORTH, RANGE 9 WEST, MINDEN, WEBSTER PARISH, LOUISIANA, INCLUDING (BUT NOT LIMITED TO) A PORTION OF LOTS 132 AND 137, WILLIAMSON-JONES MAP OF MINDEN, LOUISIANA, AS PER MAP AND PLAT THEREOF ON FILE AND OF RECORD IN MAP BOOK 1, AT PAGE 26, AND ALL OF LOTS 3, 4, AND 5, AND A PORTION OF LOT NO. 1, DRAKE SUBDIVISION NO. 1, AS PER MAP AND PLAT THEREOF ON FILE AND OF RECORD IN MAP BOOK 1, AT PAGE 62, BOTH OF WHICH RECORDS ARE LOCATED IN THE OFFICE OF THE CLERK OF COURT OF WEBSTER PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A FOUND 3/4 INCH IRON ROD LOCATED AT THE SOUTHEAST CORNER OF SAID LOT NO. 3, FOR THE POINT OF BEGINNING, AND RUN SOUTH 81 DEGREES 45 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 80.00 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE RUN SOUTH 06 DEGREES 57 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 41.65 FEET TO A FOUND 3/4 INCH IRON ROD ON THE APPARENT NORTHWESTERLY RIGHT OF WAY OF PENNSYLVANIA AVENUE; THENCE RUN SOUTH 46 DEGREES 31 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 231.08 FEET ALONG SAID APPARENT RIGHT OF WAY, TO A FOUND 5/8 INCH IRON ROD; THENCE RUN NORTH 47 DEGREES 53 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 309.26 FEET TO A FOUND 1/2 INCH IRON PIPE; THENCE RUN NORTH 34 DEGREES 08 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 14.33 FEET TO A SET 3/4 INCH IRON ROD; THENCE RUN NORTH 49 DEGREES 18 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 63.50 FEET TO AN EXISTING CHAIN LINK FENCE CORNER POST; THENCE RUN NORTH 03 DEGREES 20 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 109.04 FEET TO A SET 3/4 INCH IRON ROD ON THE APPARENT SOUTH RIGHT OF WAY OF U.S. HIGHWAY NO. 79 (HOMER ROAD), AND RUN ALONG SAID APPARENT RIGHT OF WAY FOR THE NEXT TWO (2) CALLS; THENCE RUN NORTH 87 DEGREES 50 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 136.35 FEET TO A SET CONCRETE NAIL IN AN EXISTING SIDEWALK, BEING THE NORTHWEST CORNER OF SAID LOT NO. 5; THENCE RUN NORTH 87 DEGREES 27 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 243.00 FEET TO A FOUND 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LOT NO. 3; THENCE RUN SOUTH 07 DEGREES 18 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

- (C) General Discussion

ADJOURNMENT
