



# Planning Commission

TO: Mayor Staci Albritton Mitchell  
Alderman Morgan Buxton  
Alderman James Polk Brian  
Alderman Ben Westerburg  
Alderman Thomas Hamilton  
Alderman Rodney Welch  
Doug Caldwell, City Attorney  
Scott Olvey, City Clerk  
Courtney Hornsby, Chief of Staff  
Kevin Crosby, City Engineer (Kevin – for INFORMATIONAL purposes only – no further action is required on your part.)

FROM: Jonathan Kaufman, Building & Development Director  
318-397-6720 or 318-397-6722

A handwritten signature in black ink, appearing to read "J. Kaufman", is written over the printed name and title.

DATE: Enclosed please find the packet from the November 21, 2022  
Planning Commission meeting, for your review:

**PASE-22-15000003**

Johnny Powell

701 South 7<sup>th</sup> Street. Parcel # R37004.

Requesting: Planning Approval / Special Exception for 14 x 38 “cabin” from  
Derksen Portable Buildings in an R-1 (Single Family Residential) District.

Mr. Johnny Powell spoke on behalf of the application. He is requesting to have a 14x38 prefabricated “cabin” be placed to be used as meeting place for family functions. He resides in Monroe; this will not be his primary residence. The home that was on the lot was demolished due to its condition. The cabin will be one bed, one bath with a kitchenette. Design plans and Specs from Derksen Builders were included with the information provided to the Commission. The City considers this as a “Class C” Mobile Home. Mr. Powell had considered a site-built structure but found the cost to be too high. He stated that he plans to add to the cabin structure in the future. Mr. Chad Frost, Property Owner on South 8<sup>th</sup> Street, spoke in favor of the structure stating that there are other mobile homes in the area. He feels that Mr. Powell’s plan will be good for the neighborhood. Brian Bendily asked if the specs meet the current Louisiana State Uniform Construction Code. They do not as presented. The Commission discussed concern for longevity and depreciation. Brian Bendily made a motion to **DENY this application**. Melody Olson seconded. All in favor. The West Monroe Board of Adjustments will NOT review this application, as Planning Approval/Special Exception requires approval from both Boards. This application is **DENIED**. Mr. Powell was advised of his right to appeal to the West Monroe City Council.

The West Monroe City Council will review this application for final decision on December 6, 2022.

Mr. Powell’s APPEAL REQUEST is Attached.

**PASE-22-15000003**

Johnny Powell

701 South 7<sup>th</sup> Street. Parcel # R37004.

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I am hereby requesting to appeal the decision made by the Planning Commission on November 21, 2022, where my application was denied. I request that my application be placed on the City Council Agenda on December 6, 2022, at 5 pm.



Johnny Powell

RECEIVED

NOV 30 2022





**PASE-22-15000003**

Johnny Powell

701 South 7<sup>th</sup> Street. Parcel # R37004.

Requesting: Planning Approval / Special Exception for 14 x 38  
“cabin” from Derkson Portable Buildings in an R-1  
(Single Family Residential) District.

Location Map:

*NOTE: This is printed from information provided from the Ouachita Parish Tax Assessor's Office information and its ONLY PURPOSE is to give the Commission a general idea of the location of the property. It is not intended for use as a legal description / boundary line / nor lot shape determination.*

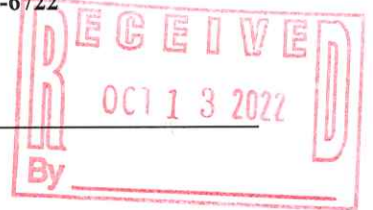


You are always welcome to visit our office to view additional documents in file,  
request additional information, or to speak with Jonathan.



CITY OF WEST MONROE  
OFFICE OF BUILDING & DEVELOPMENT: ZONING PROCESS APPLICATION  
2305 N 7<sup>th</sup> Street, West Monroe, LA 71291 318 396-2600 318-397-6722  
Jonathan Kaufman, Building & Development Director

**\$ PAID**



CASE TITLE & NO.: PASE 22-15000003 DATE RECEIVED: \_\_\_\_\_

Complete Items Indicated for the following:

<input type="checkbox"/>	Planning Approval	FEE	\$200	1,2,3,4,5,6,10,15,16
<input checked="" type="checkbox"/>	Planning Approval/Special Exception	FEE	\$300	1,2,3,4,5,6,10,11,15,16
<input type="checkbox"/>	Variance	FEE	\$200	1,2,3,4,5,6,11,15,16
<input type="checkbox"/>	Planning Approval – Parking Plan	FEE	\$200	1,2,3,4,5,6,7,10,15,16
<input type="checkbox"/>	Planned Building Group Approval	FEE	\$200/1 AC+\$10/ADDL ACRE	1,2,3,5,6,8,9,10,15, 16
<input type="checkbox"/>	Planned Unit Development	FEE	\$200/1 AC+\$10/ADDL ACRE	1,2,3,4,6,8,9,10,15,16
<input type="checkbox"/>	Zoning Ordinance Amendment	FEE	\$300	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Zoning Ordinance Map Amendment	FEE	\$300/1 AC+\$10/ADDL ACRE	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Revocation	FEE	\$300	1,2,3,6,10,14,15,16
<input type="checkbox"/>	Subdivision Review (Preliminary, Final)	FEE	\$200/1 AC+\$10/ADDL ACRE	1,2,3,4,6,10,15,16
<input type="checkbox"/>	Annexation	FEE	\$-0-	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Dedication	FEE	\$-0-	1,2,3,4,5,6,10,14,15,16

✓ 1. Applicant's Name: Johnny L. Powell Phone: 318-600-4209  
Mailing Address: 1601 S 9th St Monroe, La 71202  
EMAIL Address: \_\_\_\_\_

✓ 2. Interest in Application: \_\_\_\_\_  
Site: Municipal Address: 701 South 7<sup>th</sup> West Monroe, LA 71292  
Location Legal Description if no municipal number: \_\_\_\_\_

**MUST ATTACH COPY OF DEED OR MORTGAGE FOR LEGAL DESCRIPTION OF PROPERTY**

Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_ Tax R#: 37004  
Existing Use: \_\_\_\_\_

✓ 3. REQUEST (Be specific in description): I Johnny L. Powell am requesting to put a 14X38 fully finished cabin on my property for my personal resident.

✓ 4. Use by Planning Approval. Indicate any existing deed restrictions: \_\_\_\_\_

Previous Applications on File: \_\_\_\_\_

Approximate cost of work involved: \$50,000

Plot Plan attached (☐)  
Copies of Drainage plan attached (☐)

Floor Plan and elevation attached (☐)  
Subdivision plat attached (☐)

✓ 5. Names and mailing address of ADJACENT property owners.  
*ZONING OFFICE WILL SUPPLY*

✓ 6. For Planning Approval & Parking Plans: Number of Parking Spaces Required: \_\_\_\_\_  
(☐) Parking Layout attached Number of Parking Spaces Provided: \_\_\_\_\_

(☐) 7. For Planning Approval: Plan of Combined Sharing of Parking Facilities

(☐) 8. For Planned Building Group or Planned Residential Development. Provide site plans which shall include:  
(☐) Land use of adjoining properties (☐) Public and private easements and rights-of-ways (☐) Location of existing structures on adjacent property (☐) Location, number of stories and gross floor area of proposed principal buildings and accessory structures (☐) Curb cuts (☐) Driveways (☐) Off-street parking area (☐) Off-street loading areas (☐) Walks (☐) Special purpose open areas (☐) Location and height of fences, walls and screen planting (☐) Types of paving or other surfaces.

(☐) 9. For Planned Residential Development:  
(☐) Location of proposed commercial facilities, if any, for sole use of residents of the proposed PRD (from B-1 and B-2 uses) (☐) Submit subdivision application concurrent with the application for RPD if required for proposed development.

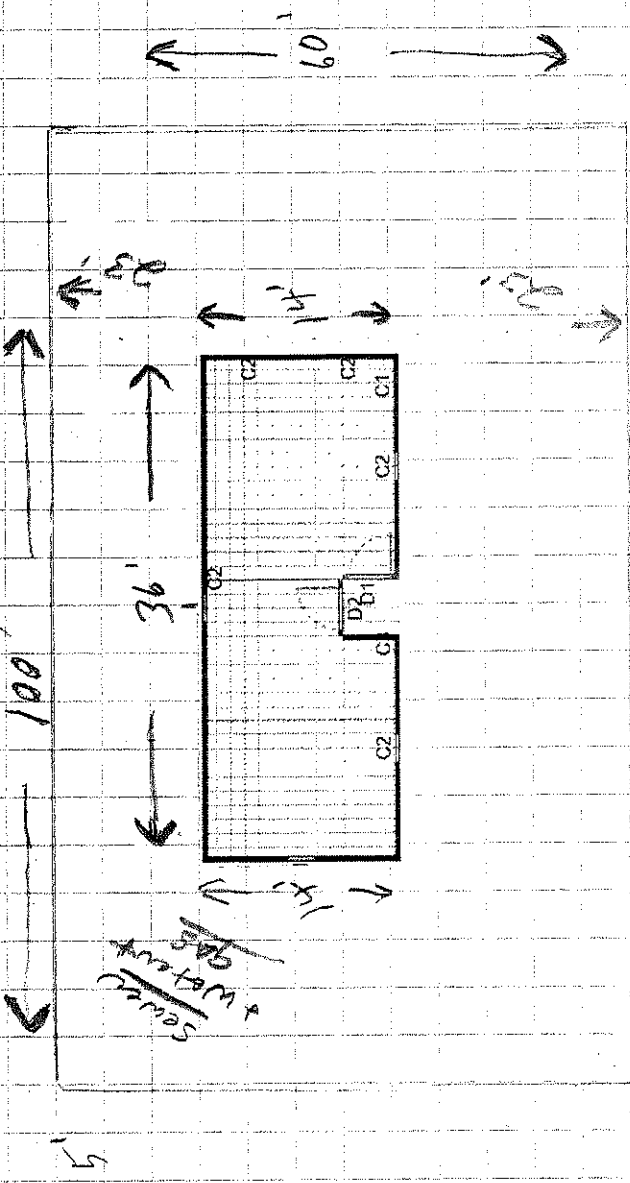
✓ 10. PLANNING COMMISSION HEARING DATE: Nov. 21, 20 22  
TIME: 5:00 P.M.

✓ 11. BOARD OF ADJUSTMENTS HEARING DATE: Nov. 28, 20 22  
TIME: 5:00 P.M.

Johnny Powell

7015 7<sup>th</sup> Street

West Monroe



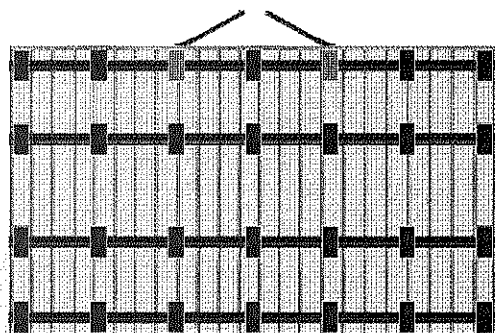
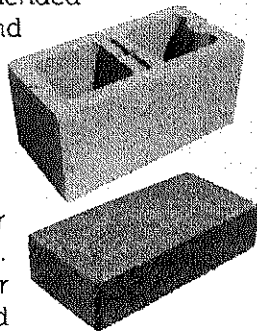


# Delivery Information

## Thank you for choosing Derksen.

Be prepared for your building delivery. There are some things that must be provided by the customer prior to free delivery:

**Solid Concrete Pad Blocks** are recommended for setting up and leveling your building, and cinder blocks can be used in conjunction for extra height (solid blocks on bottom). Ask your delivery driver how many blocks will be needed for your building's width and length and the leveling requirements of your specific site. Standard solid blocks are 4x8x16". For larger buildings, 4x16x16" solid blocks may be needed. Delivery driver will provide treated lumber for leveling and shimming of building if concrete pad blocks are not provided.



## How many blocks do I need?

Generally, on a level surface, a block will be placed under each skid at the outside edge of each short wall. A block will be placed approximately every 6' depending on door placement. Blocks will be stacked vertically for leveling. You can estimate the number of blocks needed by knowing the length and width of your building. 8' - 10' wide buildings come standard with two skids. 12' - 16' wide buildings come standard with four skids. Ask your dealer or delivery driver for more details.

**Site Preparation** is the sole responsibility of the purchaser. Ground should be clearly accessible, clean, dry and firm. Openings through fences or around obstacles should be at least 3' wider than your building, with enough clearance to make necessary turns. Site should be clear of low hanging limbs, wires, or other obstructions up to 18' high. Delivery driver is not responsible for removal of fences, gates, trees, limbs or any other obstruction.

**Contact your local Codes Office** to verify regulations regarding outdoor storage buildings. It is the sole responsibility of the purchaser to secure any needed permits, property line information, signed permission to cross properties, HOA permissions, etc. Derksen Buildings is not responsible for any permits, permissions, guidelines or code restraints.

**Before we deliver...**

# Call



# Know what's below.

## 811 service will mark your utility lines for FREE.

Prior to delivery of your Derksen Portable Building, it is the responsibility of the purchaser to have all underground utilities, such as gas, electric, phone lines, plumbing and invisible pet fences located.

If you will be anchoring your building, it is **REQUIRED** to have underground utility lines marked. Building anchors may penetrate the ground up to 36" deep. Call 811 at least TWO working days before your scheduled building delivery.

\*Delivery driver reserves the right to refuse or reschedule delivery and setup to sites that are not properly prepared, inaccessible, or unsafe.

**Important:** Only one (1) delivery and setup attempt is free. Additional charges may apply to any subsequent delivery and setup trips.

Signed \_\_\_\_\_ Date \_\_\_\_\_





Date: 10/10/2022

Rodman's Portable Buildings &  
102 Pace Road  
West Monroe LA 71292  
(318) 614-2693  
Prepared by:

Johnny Powell  
1601 South Ninth Street  
Monroe LA 71202  
Home: (318) 600-4209

CUSTOMER RECEIPT - 00753708

DELIVER TO:  
701 South Seventh Street  
West Monroe LA 71292  
Mobile: (318) 600-4209

ORDER SUMMARY - CASH SALE			NEW
PRODUCT & OPTIONS	SALES PRICE	QTY	TOTAL PRICE
SIDE CABIN 14x38 Siding Color: Driftwood Urethane Roofing Color: Alamo White Metal Trim Color: White Paint	\$15,775.00	1	\$15,775.00
Electrical Package - Includes 4 plugs, light switch, porcelain light, wiring and 100 Amp Breaker Box w/o Main Breaker	\$690.00	1	\$690.00
2x3 TP Windows (White) - 2x3 Thermopane Window (White)	\$250.00	3	\$750.00
36" Solid Walk In Door (Pre Hung)	\$325.00	1	\$325.00
Spray Foam Package - \$9.00 per Square Foot (Building Size)	\$9.00	532	\$4,788.00
Porch Rails Up To 3 Rails	\$150.00	1	\$150.00
9 Lite 36" Door (Pre Hung)	\$375.00	1	\$375.00
Total Pretax			\$22,853.00
Total Tax			\$2,385.85
Total Price			\$25,238.85
Total Payments Received			\$25,238.85
Net Amount Due			\$0.00
PAYMENTS SUMMARY			
Payment Type	Payment Details	Payment Date	Payment Amount
Cash / Money Order	Payment Type: Cashier Check	10/10/2022	\$25,156.02
Cash / Money Order	Payment Type: Cash	10/10/2022	\$82.83
Total Payment Amount			\$25,238.85

Please make checks Payable to Derksen Portable Buildings  
Tax rate may change (subject to applicable tax).  
All sales are subject to final approval by Derksen Portable Buildings Corporate Offices.

Derksen Portable Buildings and its agents are NOT responsible for permits, setbacks, restrictions, or covenants. Please contact your local codes department or Homeowners Association. It is up to the customer to decide whether ground conditions are suitable for delivery. Derksen Buildings is NOT responsible for yard or driveway damage. Free delivery and set up includes ONE TRIP. Additional trips may incur CHARGES to the customer. I, the customer, have read the disclosure, Terms And Conditions Of Sale and fully accept the terms provided therein. First 50 miles Free Delivery (From Lot Thereafter \$4.00 Per Mile). Any cancellation is subject to a restocking fee.

Customer Signature



(<https://derksenbuildings.com>)

# CABIN

The Cabin comes standard with a 4' deep front porch with rails. Side Cabins come standard with a 4' porch with variable placement options. Three 2 x 3 windows standard. One 9-light, 36" pre-hung door. The Cabin comes with plenty of head room with standard 8 ft walls (exterior measurement).





## PAINTED CABIN

VIEW MORE DETAILS

([HTTPS://DERKSENBUILDINGS.COM/BUILDING/PAINTED-CABIN/](https://derksenbuildings.com/building/painted-cabin/))

Similar to this  
Porch is on  
side instead of  
front