

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING FEBRUARY 3RD, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was virtually held on Wednesday, February 3rd, 2021 at 3:00 p.m., Shreveport, Caddo Parish, LA. The members met virtually on February 2nd, 2021 for case manager presentations.

Members Present

Winzer Andrews, Chair
Curtis Joseph, Vice Chair
Chris Elberson, Secretary
Dale Colvin
Bessie Smith
Laura Neubert
Rudy Morton

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr.
Markeya Daniel, Admin. Assistant
Emily Trant, Executive Assistant
Ben Mohler, Planner I
Alice Correa, Land Use Coordinator
James Djamba, Planner I
Henry Bernstein, Caddo Parish Attorney's Office
Kristina Douglas, City Attorney's Office

Members Absent

Lea Desmarteau
Mauricio Roca

The hearing was opened with prayer by **MR. ELBERSON**. The Pledge of Allegiance was led by **MR. JOSEPH**.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by MR. JOSEPH, seconded by MRS. SMITH, to postpone the minutes of the JANUARY 6TH, 2021 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

CONSENT AGENDA

The Board voted 7-0 to consider the following case pursuant to subsection (d) of the Louisiana Revised Statute 42:17.1: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

CASE NO. 21-1-SC FINAL PLAT (MAJOR)

Applicant: RALEY & ASSOCIATES, INC
Owner: Henderson Construction Services, Inc.
Location: TBD (East side of Linwood Avenue, approximately 340 ft. north of Kennie Road)
Existing Zoning: R-1-7
Request: 24-Lot Subdivision
Proposed Use: Single-Family Residential

There was no support or opposition present.

A motion was made by MS. NEUBERT, seconded by MRS. SMITH to approve this application.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

PUBLIC HEARING

A motion was made by MS. NEUBERT, seconded by MRS. SMITH, to consider the following case pursuant to subsection (d) of the Louisiana Revised Statute 42:17.1.

The motion was adopted by the following 7-0 vote Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

CASE NO. 20-7-SP PRELIMINARY & FINAL PLAT (MAJOR)

Applicant: JOHN R. BOWMAN & ASSOCIATES, INC
Owner: Kat Development, LLC
Location: TBD (West side of Simpson Rd. approx. 3,590' south of Shirley Francis Rd.)
Existing Zoning: R-MHS
Request: 25 Lot Subdivision
Proposed Use: Single-Family Residential

Representative &/or support:

Daniel Keith Howard - no address was provided

Mr. Howard stated that there will not be any manufactured homes, there is a subdivision covenant to prevent manufactures homes.

A motion was made by MRS. SMITH, seconded by MR. MORTON to approve this application.

The motion was adopted by the following 7-0 vote Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

The Board voted 7-0 to consider the following case pursuant to subsection (d) of the Louisiana Revised Statute 42:17.1: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

CASE NO. 20-22-P ZONING REQUEST

Applicant: RED RIVER RESORT, LLC
Owner: Red River Resort, LLC
Location: 3417 Dixie Shreveport Rd. (NE and SE corners of Dixie Shreveport Hwy and I-220)
Existing Zoning: NA, I-2
Request: I-2 and NA to OS
Proposed Use: Campground

Representative &/or support:

Steve Sipes 1264 Wells Island Road, Shreveport, LA 71107

Mr. Sipes explained that the site was in poor shape, he has cleaned it up and will use it for camping, RV and cabin rentals. He has received a lot of praise by the surrounding neighbors.

Mrs. Smith asked Mr. Sipes if he met with any neighbors, Mr. Sipes explained that he does not have any neighbors but has been told by many people that drive through the area and by the Mayor of Belcher that he has received a lot of positive responses.

Mr. Morton asked how many permanent structures will be on site, Mr. Sipes stated that there will be 4 permanent structures.

A motion was made by MR. MORTN, seconded by MRS. SMITH to recommend this application for approval.

The motion was adopted by the following 7-0 vote Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

The Board voted 7-0 to consider the following case pursuant to subsection (d) of the Louisiana Revised Statute 42:17.1: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

CASE NO. 20-151-C SPECIAL USE PERMIT & SITE PLAN

Applicant: MOHR AND ASSOCIATES, INC
Owner Yolanda F. Burnom
Location: 1519 Creswell Ave. (East side of Creswell Ave., approx. 240 ft. south of Jordan St.)
Existing Zoning: R-HU
Request Special Use Permit and Site Plan Approval
Proposed Use: Office w/ Expanded Parking

Representative &/or support:

Andy Craig 1324 N Hearne Avenue, Suite 301, Shreveport, LA 71107

Mr. Craig has requested deferral again. There was legal paper for the servitude of passage that they were unable to complete in time for this hearing. Mrs. Neubert questioned if an agreement has been made; Mr. Craig stated that he believes so, but they will not know until the paperwork is signed.

There was no opposition present.

A motion was made by MRS. SMITH, seconded by MR. COLVIN to defer and continue this application to the next regularly scheduled public hearing.

The motion was adopted by the following 7-0 vote Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

The Board voted 7-0 to consider the following case pursuant to subsection (d) of the Louisiana Revised Statute 42:17.1: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

CASE NO. 20-185-C SPUD & SITE PLAN

Applicant: MOHR AND ASSOCIATES
Owner MKLTM, LLC
Location: 3164 N Market St. (East side of N Market St. approx. 240' north of Deer Park Rd.)
Existing Zoning: C-2
Request C-2 to C-2 (PUD)
Proposed Use: Liquor Store

Representative &/or support:

Andy Craig 1324 N Hearne Avenue, Suite 301, Shreveport, LA 71107

Mr. Craig has requested deferral for a month in order to host a neighborhood meeting.

A motion was made by MS. NEUBERT, seconded by MR. MORTON to defer and continue this application to the next regularly scheduled public hearing.

The motion was adopted by the following 7-0 vote Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

The Board voted 7-0 to consider the following case pursuant to subsection (d) of the Louisiana Revised Statute 42:17.1: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

CASE NO. 20-192-C SPECIAL USE PERMIT & SITE PLAN

Applicant: NEWMAN MARCHIVE INCORPORATED
Owner: The Highland Center
Location: 520 Olive St. (NE corner of Olive St. and Stevens Ave.)
Existing Zoning: R-HU
Request: Special Use Permit & Site Plan Approval
Proposed Use: Community Center and Offices

Representative &lor support:

Mike Newman 2800 Youree Drive, Suite 310, Shreveport, LA 71104

There was no opposition present.

A motion was made by MS. NEUBERT, seconded by MRS. SMITH, to approve this application.

The motion was adopted by the following 7-0 vote Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

The Board voted 7-0 to consider the following case pursuant to subsection (d) of the Louisiana Revised Statute 42:17.1: Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

CASE NO. 20-195-C SPECIAL USE PERMIT AND SITE PLAN

Applicant: THE LOT DOWNTOWN SHREVEPORT, LLC
Owner: Stonebridge Estates
Location: 400 Crockett St. (N Corner of Crockett St. and Marshall St.)
Existing Zoning: D-1-CBD
Request: Special Use Permit & Site Plan Approval
Proposed Use: Food Truck Park

Representative &lor support:

Edgar Guzman 252 Pierremont Road, Shreveport, LA 71105

The Board questioned how many food trucks will be allowed. Mr. Guzman stated that they would allow for about 7 trucks evenly spaced out about 15 feet apart.

There was no opposition present.

A motion was made by MR. JOSEPH, seconded by MR. MORTON to approve this application.

The motion was adopted by the following 7-0 vote Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

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The Board voted 7-0 to consider the following case pursuant to subsection (d) of the Louisiana Revised Statute 42:17.1:
Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE.
Absent: Messrs. ROCA and Meses. DESMARTEAU

CASE NO. 20-197-C PLANNED UNIT DEVELOPMENT & PRELIMINARY SITE PLAN

Applicant: AILLET, FENNER, JOLLY & MCCLELLAND, INC.
Owner: Franks Management Group
Location: 6855 Monique Rene Ave. (North of Greenwood Rd. approx. 200ft east of Washington Ln.)
Existing Zoning: I-1 (PUD)
Request: PUD Preliminary Site Plan
Proposed Use: Industrial Park with Distribution, Warehouse, and Manufacturing

Representative&lor support:

Mark Snow 3003 Knight Street, Suite 120, Shreveport, LA 71105
Sheena Bryant 333 Texas Street, Suite 411, Shreveport, LA 71101

There was no opposition present.

Speaking in regard to the application:

Giselle Proby Bryant 5635 South Lakeshore Drive, Shreveport, LA 71119

Ms. Bryant questioned how long the extension is requested for and if the traffic study has been revisited as there are concerns with the traffic conditions.

Mr. Snow stated that he and economic development are going to do an updated traffic study.

A motion was made by MS. NEUBERT, seconded by MR. JOSEPH to approve this application.

The motion was adopted by the following 7-0 vote Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

END OF PUBLIC HEARING

OLD BUSINESS

Mr. Andrews briefed the Board about the Committee Nominations that were electronically sent to each member and asked that they accept the nominations. None of the Board members had further questions.

NEW BUSINESS

Research


Mr. Bailey stated that Community Planning is continuing to work on updating the website, identifying neighborhood associations, contacting stakeholders for transient vacation rentals, and updating the Planning Area Development Code with CAF.

Mr. Jordan provided the number of Certificate of Occupancy in the City and Parish jurisdictions for 2019 and 2020. Despite COVID, the number of COs has increased.

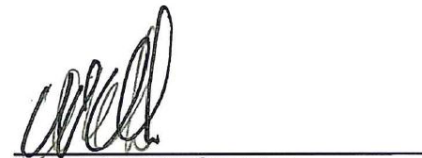
OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

Mr. Clarke shared his gratitude for receiving the Leadership Award from the Louisiana American Planning Association.



Winzer Andrews, Chair



Chris Elberson, Secretary

A motion was made by MR. JOSEPH, seconded by MRS. SMITH to adjourn the public hearing.

The motion was adopted by the following 7-0 vote Ayes: Messrs. ANDREWS, COLVIN, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU

ADJOURN 4:30 p.m.

Winzer Andrews, Chair

Chris Elberson, Secretary