

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING March 3<sup>rd</sup>, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held virtually on Wednesday, March 3<sup>rd</sup> 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on March 2<sup>nd</sup> for case manager presentations.

**Members Present**

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

**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  
Manushka Desgage, City Attorney Office  
Alice Correa, Land Use Coordinator

**Members Absent**

Mauricio Roca  
Lea Desmarteau

The hearing was opened with prayer by **MR. ANDREWS**. The Pledge of Allegiance was led by **MR. COLVIN**.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & 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 MRS. SMITH, seconded by MR. JOSEPH to postpone the adoption of the minutes until the next in person public hearing.**

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

**PUBLIC HEARING**

**A motion was made by MS. NEUBERT, seconded by MR. MORTON 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 Ms. NEUBERT & SMITH Nays: NONE. Absent: Messrs. ROCA & Ms. DESMARTEAU**

**CASE NO. 21-1-CAC CLOSURE & ABANDONMENT**

Applicant:	CITY OF SHREVEPORT
Owner	City of Shreveport.
Location:	Block U of South side Park Annex (Southside of Pierremont Rd., between Willard Ave. and Fairfield Ave)
Existing Zoning:	N/A
Request	Closure and Abandonment

Proposed Use: N/A

**There was no support or opposition present.**

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

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

**A motion was made by MR. JOSEPH, seconded by MS. NEUBERT 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 & Meses. DESMARTEAU**

**CASE NO. 21-2-CAC CLOSURE & ABANDONMENT**

Applicant: CITY OF SHREVEPORT  
Owner: City of Shreveport  
Location: A portion of east Wilkinson Street (west of CE Galloway Blvd .approx. 200ft north of E. Washington St.)  
Existing Zoning: N/A  
Request: Closure and Abandonment  
Proposed Use: N/A

**Representative &/or support:**

Ann Maxey 2605 CE Galloway, Shreveport, LA 71104

Ms. Maxey stated that the closure is requested to be able to maintain the property and keep it safe.

Mrs. Smith was concerned about other plans for the property; Ms. Maxey stated that the only plan is to keep the property maintained and there are no future plans for it. Mrs. Smith questioned if the property was donated by the City; Ms. Maxey stated that this was not donated and the transaction was with someone else.

Ms. Neubert asked if the overgrowth is what influences the homeless to go there; Mrs. Maxey believe that is it, there was clean up in one area which did help.

**There was no opposition present.**

**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 and Meses. COOPER, DESMARTEAU, & NEUBERT Nays: NONE. Absent: Messrs. ROCA and Meses. SMITH**

**A motion was made by MR. JOSEPH, 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 & Meses. DESMARTEAU**

**CASE NO. 21-2-C TEMPORARY USE PERMIT**

Applicant: 2R CONSTRUCTION, LLC  
Owner: Dillard Farms, LLC

Location: 2444 Midway Ave. (NW corner of Midway Ave. and Mansfield Rd.)  
Existing Zoning: I-2  
Request: Temporary Use Permit  
Proposed Use: Rock Crushing Facility

**There was no support or opposition present.**

The applicant requested that the case be deferred.

**A motion was made by MS. NEUBERT, seconded by MRS. SMITH to defer and continue this application to 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 & Meses. DESMARTEAU**

**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 & Meses. DESMARTEAU**

**CASE NO. 20-185-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN**

Applicant: MOHR AND ASSOCIATES, INC  
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, Suite 301, Shreveport, LA 71107

Mr. Craig explained that this case was deferred in order to hold a neighborhood meeting. The meeting was rescheduled, however there was nobody in attendance, therefore they would like the Board to act on the case today.

Mr. Clarke asked that the board defer the case as the Council member of this district was interested in attending the neighborhood meeting.

Mr. Colvin questioned if this would affect his construction and funding schedule; Mr. Craig stated that they have already been deferred and asked if the MPC Staff received further concern from the neighborhood; Mr. Clarke stated that the concerned neighbors are going through the Council member.

Mr. Morton asked for confirmation on the neighborhood meeting dates.

Ms. Neubert questioned how the public notice was published; Mr. Craig stated that the owner handled this; Ms. Correa explained that this was sent to the neighborhood and business associations and took place prior to the NPP process. Ms. Neubert expressed concerns of how the public was notified and would like to know if staff feels they received enough information.

Mr. Colvin questioned if there is a possibility to have a mid-month meeting with just this one item on the agenda to allow the applicant and neighborhood meet. Mr. Andrews expressed concerns about setting a precedence.

Ms. Neubert and Mrs. Smith expressed continued concern about notification to the public and the timing of the winter storm.

A motion was made by MRS. SMITH, seconded by MR. JOSEPH to defer and continue 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 & Meses. DESMARTEAU

A motion was made by MR. JOSEPH, seconded by MR. COLVIN 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 & 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' south of Jordan St.)  
Existing Zoning: R-HU  
Request: Special Use Permit & Site Plan Approval for a Parking lot)  
Proposed Use: Office w/Expanded Parking

**Representative &/or support:**

Andy Craig 1324 N Hearne Ave, Shreveport, LA 71107

Mr. Craig explained that the owner is requesting what was previously approved in 2018 as the driveway issues could not be worked out with the neighbor.

Ms. Neubert questioned if there is any opposition; Mr. Craig stated that there was none that he was aware of.

**There was no opposition present.**

A motion was made by MS. NEUBERT, seconded by MR. ELBERSON 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 & Meses. DESMARTEAU

**END OF PUBLIC HEARING**

**OLD BUSINESS**

Mr. Andrews reminded the board to complete their ethics training.

**NEW BUSINESS**

**Research**

Mr. Jordan provided a report on certificate of occupancies.

Mr. Bailey state that Community Planning is working on the new guidelines for Transient Vacation Rentals and is holding a public

forum with stakeholders.

Mr. Clarke provided a report on the outcome of several cases that have been before the MPC Board.

**OTHER MATTERS TO BE REVIEWED BY THE COMMISSION**

**CHAIR/BOARD MEMBER'S COMMENTS**

Ms. Neubert asked Mr. Clarke to share information on the report to the Commission related to HB697; Mr. Clarke stated that this Commission meeting was supposed to be related to HB697, however the discussion was focused on the snowstorm. This meeting is rescheduled.

**ADJOURN 4:10 p.m.**

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**Winzer Andrews, Chair**

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**Chris Elberson, Secretary**