

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
February 5th, 2020**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, February 5th, 2020 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

Members Present

Winzer Andrews, Chair
Lea Desmarteau, Vice-Chair
Bessie Smith
Curtis Joseph, Secretary
Nancy Cooper
Chris Elberson
Dale Colvin
Mauricio Roca

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr.
Markeya Daniel, Admin. Assistant
Ben Mohler, Planner 1

Members Absent

Ronnie Remedies

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

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.

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. ANDREWS, seconded by MRS. SMITH, to approve the minutes of the January 8th, 2020 public hearing as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ROCA, ELBERSON, JOSEPH, & Meses. COOPER, DESMARTEAU & SMITH Nays: NONE. Absent: Messrs. REMEDIES

CONSENT AGENDA

There were no items on the consent agenda.

PUBLIC HEARING

CASE NO. 19-470-C ZONING REQUEST

Applicant: CENTURION HOLDINGS GROUP, LLC
Owner: Hazel Brown Trust
Location: 2400 Blk Audrey Lane
Existing Zoning: R-1-7
Request: R-1-7 to R-2
Proposed Use: Multi-Family Residential

Representative &/or support:

Bardo Brantley 111 Boston Street, Chandler, AZ 85225
Willie Bradford 3026 Independence Avenue, Shreveport, LA 71109
Twyla Sonnier 4012 Benton Road, Suite 101, Bossier City, LA 71111

Mr. Brantley explained the details of the apartment complex, stating that the community services and amenities include GED training, a computer lab with certified tutors, a splash pad, and walking areas. The units will feature high end aesthetics. The apartment complex will be marketed for low income families at a market rate with a LIHTC element. The applicant stated that the project comes with a manufacturing plant that will produce 45 jobs; the plant will build the panels for the multi-family units. The feasibility study shows that there is no other place that would be as viable other than this location. This has a tax credit element to assist the funding. The opportunity zoning provides more funding, which allows for extended amenities. The Mayor, Councilman Bradford, and the Community Development Director all support this project.

Ms. Desmarteau asked for further clarification on the computer lab aspect of this project. Mr. Brantley stated that this is provided through your rent, and is paid for by his company, although staffing is found locally.

Mrs. Smith asked is this project has been done in any other areas. Mr. Brantley stated that the multi-family aspect has been done in Tennessee. The difference is the opportunity zoning components.

Mr. Roca asked if other existing multi-family districts were looked at for this project; Mr. Brantley stated that other locations were not feasible. Additionally, the partner in this project is from this area of Shreveport and wanted to bring it to his community.

Councilman Bradford stated that there is a commitment by the City to improve the Cooper Road area, which has yet to happen. He believes this project would be positive for the neighborhood.

Councilman Bradford stated that he regrets not bringing this project to the community prior to the Public Hearing in order to clear up any concerns. Mr. Andrews asked if a neighborhood meeting was still a possibility; the Councilman stated that there is support from the City and State entities and would not wish to see this project delayed.

Opposition:

Stephanie George, 1141 Fenwick Drive, Shreveport, LA 71107

Calvin Horton Sr. 525 W. 76th Street, Shreveport, LA 71106

Irma Rodgers 1920 Michoud Street, Shreveport, LA 71107

Members of the opposition had not been made aware of the project prior to the Public Hearing and wanted more details before they could determine if they are in support or opposition.

Ms. Rogers was opposing the project, however if they can have a further discussion with the developer and get the project details in writing then there is not a problem. Mr. Andrews asked if he understands that she is extending an invitation for a visit from these individuals or if she will report back to her Board. Ms. Rogers stated that she is the president of the Board, but does not speak for the rest of its members. She explained that she is not completely against the project, but there are still questions. She stated that she can take it back, if the MPC Board passes on it, that's fine, her stipulation would be to have something in writing; if it's on a piece of paper with a date on it, she's good. Mrs. Smith stated that she agrees with Ms. Rogers; she needs time to pass the details to the other Board members and have documentation in writing. When Mr. Roca questioned if the decision needed to be delayed to next month to have time to get together with the other members, Ms. Rogers responded that she is torn because she understands that business doesn't wait. She understands the proposal and what they are saying, and said she would leave that in the MPC Boards hands. She reiterated, if something is in writing, she is almost certain the organization will be okay with that; they simply want it in writing, once it is in writing they're okay, if they can't get it in writing, then they need further discussion. Mr. Clarke stated that if she is interested in further discussion then she needs to ask that it be deferred and continued because she will not be getting anything in writing. After hearing this, she stated that they have to defer and would like to err on the side of caution. She is in attendance by the request of the residents who do not fully understand the project.

Mr. Brantley stated that he can put in writing the details of the project and meet with whoever he needs to between this meeting and the City Council meeting to bring comfort and documentation to those that are concerned. Walking away with a "no" puts the project in a very tough position with investors.

**A motion was made by MRS. SMITH, seconded by MRS. COOPER, to recommend this application for approval.
The Board did not vote on this motion, discussion ensued among the Board members.**

Ms. Desmarteau wanted to elaborate on the issue of spot zoning. Mr. Clarke stated that the MPC staff would never support a spot zoning case as it is not in the best practices of planning. Mr. Roca has concerns about how it relates to the Master Plan. There still seems to be questions from the neighborhood and feels that there is a rush to make a decision. Mr. Joseph believes that the supporters of this project know what is needed for this community; he believes the children need something to look at and be proud of. Mrs. Cooper stated that the issue of spot zoning

is not severe. She stated that they would take into consideration if more of the neighbors were in opposition, but there was a lack of opposition. Mrs. Smith stated that Ms. Rogers was able to have a change of heart on this project after listening.

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ROCA, ELBERSON, JOSEPH, & Meses. COOPER, DESMARTEAU & SMITH Nays: NONE. Absent: Messrs. REMEDIES

CASE NO. 19-479-C ZONING REQUEST

Applicant: MOHR AND ASSOCIATES, INC
Owner: JMK5 Shreveport, LLC
Location: 6007 Financial Plaza (South side of Financial Plaza, approx. 450' west of Raspberry Lane)
Existing Zoning: C-1
Request: C-1 to C-UC
Proposed Use: Climate-Controlled Self-Storage Facility

Representative &/or support:

Chris Matulis 333 Texas Street, Suite 450, Shreveport, LA 71101

The representative stated that the storage facility, and the coffee shop and retail space on the first floor will bring this building back into commerce.

Opposition:

Michael H. Egan 5158 Interstate Drive, Suite 317, Shreveport, LA 71109

The opposition expressed concerns about the zoning designation allowing multi-family residential dwellings into this commercial area. Mr. Clarke informed the Board and the opposition that a special use permit would be required to allow a residential dwelling; it would not be permitted by right.

A motion was made by MR. ROCA, seconded by MS. DESMARTEAU, to recommend this application for approval.

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ROCA, ELBERSON, & Meses. COOPER, DESMARTEAU & SMITH Nays: None. Absent: Messrs. REMEDIES
Messrs. JOSEPH was not in the Chamber during this case.**

CASE NO. 19-480-C SITE PLAN

Applicant: MOHR AND ASSOCIATES, INC
Owner: JMK5 Shreveport, LLC
Location: 6007 Financial Plaza
Existing Zoning: C-1
Request: Special Use Permit and Site Plan
Proposed Use: Climate-Controlled Self-Storage Facility

Representative &/or support:

Chris Matulis 333 Texas Street, Suite 450, Shreveport, LA 71101

Opposition:

Joan Glover 9245 Normandie Drive, Shreveport, LA 71118

Ms. Glover asked if the special use permit would only permit that specific use, Mr. Clarke explained that only this use would be allowed.

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

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ROCA, ELBERSON, & Meses. COOPER, DESMARTEAU & SMITH Nays: None. Absent: Messrs. REMEDIES
Messrs. JOSEPH was not in the Chamber during this case.**

CASE NO. 19-481-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

Representative &/or support:

Romano Dillard, 2444 Midway, Shreveport, LA 71108

Mr. Dillard explained that he received a temporary use permit for rock crushing last year that was only valid for one year. This year, he would like to request a three year permit. He stated that he only crushed one time last year, and once this year, despite being permitted to crush four times a year. Mrs. Cooper asked how long it takes to crush. Mr. Dillard explained that he is allowed up to 14 days for each crushing activity. He usually only needs four or five days to crush. This year he only crushed five of the 14 days. Mr. Dillard explained that he is utilizing small garden hoses for dust prevention. In the newly proposed site plan, the crusher has been relocated 100 feet from the neighbors.

Opposition:

Cynthia Circu, 2433 Midway Street, Shreveport, LA 71108
Ilya Circu, 2433 Midway Street, Shreveport, LA 71108

The opposition stated that the neighbors do not want this permit to be approved due to the dust and the noise. Ms. Circu stated that the dust particles that they are forced to breathe is dangerous to their health. The dust particles cover their homes and vehicles. Mr. Circu stated that a 10 foot fence would help prevent the dust particles from blowing to the residences. When cars and busses drive by, it blows the dust. Mr. Circu believes that the MPC Board members know the applicant and that they are corrupt.

Mr. Romano stated that once the stock pile has water sprayed on it, it creates a solid surface which makes it virtually impossible to blow from the pile. Emission studies show that the operation is perfectly safe. He stated that he considered a 10 foot fence; however this would not be in compliance with the UDC. Mr. Clarke confirmed that this would not be in compliance with the UDC and would require a variance.

Mr. Clarke explained that temporary use permits are required for this type of use due to the intense nature of the operation. He explained that the use complies with the EPA and City of Shreveport Codes. Mrs. Cooper questioned why a temporary use permit would be required if the property is zoned correctly and if everything was in compliance to Codes. Mr. Clarke explained that while the operation is in compliance to these codes and ordinances, it is still a very intense use, which is why staff is recommending only a one year permit rather than the requested three years.

A motion was made by MRS. SMITH, seconded by MR. JOSEPH, to approve this application for the term of one year.

The motion was adopted by the following 6-2 vote: Ayes: Messrs. ANDREWS, COLVIN, ROCA, JOSEPH, & Mses. DESMARTEAU & SMITH Nays: Messrs. ELBERSON and Mses. COOPER. Absent: Messrs. REMEDIES

END OF PUBLIC HEARING

OLD BUSINESS

Committee nominations:

The Board members discussed the committee positions. The Board received a hand out detailing the committee positions prior to the meeting.

The committees were listed as follows:

BUDGET COMMITTEE

- 1. Mauricio Roca
- 2. Lea Desmarteau
- 3. Curtis Joseph
- 4. Winzer Andrews

MASTER PLAN PLANNING COMMITTEE

1. Chris Elberson
2. Bessie Smith
3. Lea Desmarteau
4. Ronnie Remedies

RULES AND PROCEDURES COMMITTEE

1. Curtis Joseph
2. Nancy Cooper
3. Dale Colvin
4. Ronnie Remedies

PERSONNEL COMMITTEE

1. Winzer Andrews
2. Lea Desmarteau
3. Curtis Joseph
4. Nancy Cooper

Mr. Colvin asked Mr. Andrews if he thinks he could better serve on the Master Plan Committee or Rules and Procedures Committee. Mr. Colvin expressed his desire to be on the Master Plan Committee. Mr. Roca stated he would rather be on Rules and Procedures Committee. The Board members all agreed to these changes. The Board member that will be replacing Ronnie Remedies once appointed will fall into the open positions.

A motion was made by Mr. Colvin, seconded by Mrs. Cooper, to approve committee assignments as revised.

EXECUTIVE COMMITTEE/FINANCE COMMITTEE

Winzer Andrews - Chair

Lea Desmarteau – Vice Chair

Curtis Joseph – Secretary

Nancy Cooper – Immediate Past Chair

BUDGET COMMITTEE

1. Newly Appointed Member
2. Lea Desmarteau
3. Curtis Joseph
4. Winzer Andrews

MASTER PLAN PLANNING COMMITTEE

1. Chris Elberson
2. Bessie Smith
3. Lea Desmarteau
4. Dale Colvin

RULES AND PROCEDURES COMMITTEE

1. Curtis Joseph
2. Nancy Cooper
3. Mauricio Roca
4. Newly Appointed Member

PERSONNEL COMMITTEE

1. Winzer Andrews
2. Lea Desmarteau
3. Curtis Joseph
4. Nancy Cooper

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, COLVIN, ROCA, JOSEPH, & Meses. COOPER, DESMARTEAU & SMITH Nays: NONE. Absent: Messrs. REMEDIES
Mr. Elberson was not in the Chamber.

NEW BUSINESS

Downzoned Properties Extension

Mr. Clarke stated that the MPC recommends keeping the downzoned properties extension as is with no adjustments, citizens in the City limits have until the end of the month of August and the citizens in the Parish have until the end of December.

A motion was made by MRS. COOPER, seconded by MRS. SMITH to approve the policy.

The motion was adopted by the following 6-2 vote: Ayes: Messrs. ANDREWS, COLVIN, ROCA, ELBERSON, & Meses. COOPER & SMITH Nays: Messrs. JOSEPH & Meses. DESMARTEAU. Absent: Messrs. REMEDIES

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

Director's Report:

Mr. Clarke informed the Board that the Caddo Parish Commissioners would be voting on the new Board member.
Mr. Clarke wanted to share that the staff is doing a wonderful job and working on many positive things.

Public Comments:

Jake Brown 1243 Pine Holland Road, Shreveport LA, 71107

Mr. Brown stated that the Caddo Alliance for Freedom is working with the Parish Commission to repeal the Master Plan and UDC. He stated that they were written by an organization that is not from here and is very similar to the Green New Deal and Agenda 21. He stated that the MPC Board can get rid of the jurisdiction in the Parish.

CHAIR/BOARD MEMBER'S COMMENTS

The Board members were all in favor to adjourn the meeting.

ADJOURN 6:39 p.m.

Winzer Andrews, Chair

Curtis Joseph, Secretary