

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
September 21, 2018**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Friday, September 21, 2018, 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

Theron Jackson, Chair
Winzer Andrews, Secretary
Alan Young
Bessie Smith
Ronnie Remedies
Curtis Joseph, Jr

Staff Present

Alan Clarke, Interim Executive Director
Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Mgr.
Markeya Daniel, Admin. Assistant

Members Absent

Lea Desmarteau
Nancy Cooper, Vice-Chair
Dale Colvin

Others Present

None

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

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. REMEDIES, seconded by MRS. SMITH, to approve the minutes of the August 1, 2018 public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. JACKSON, YOUNG, REMEDIES & JOSEPH & Meses. SMITH. Nays: None. Absent: Messrs. COLVIN & Meses. DESMARTEAU & COOPER. MR. ANDREWS stepped out of the hearing during the vote.

CONSENT AGENDA

CASE NO. SP-22-18: RE- PLAT (MINOR)

MOHR & ASSOCIATES, INC.
BMW Rentals, LLC
End of Singleton Road (1,025' South of Pine Hill Road)
R-1-5

**4 Lot Single Family Residential Subdivision
Alpine Village Unit 3 Subdivision**

A motion was made by MR. YOUNG, seconded by MR. REMEDIES, to approve all items on the consent agenda as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. JACKSON, YOUNG, REMEDIES & JOSEPH & Meses. SMITH. Nays: None. Absent: Messrs. COLVIN & Meses. DESMARTEAU & COOPER. MR. ANDREWS stepped out of the hearing during the vote.

END OF CONSENT AGENDA

PUBLIC HEARING

CASE NO. C-52-18: ZONING REQUEST

MOHR & ASSOCIATES, INC.

Feist Properties, LLC

7600 East Kings Highway (NW Corner of E. Kings Highway and Bert Kouns Industrial Loop Expy.)

R-A

R-A to C-4

Vehicle Dealership

Representative &/or support:

Andy Craig, 1324 N. Hearne, Ste 301, Shreveport, LA 71107

Applicant is requesting approval to rezone a tract of land from R-A (Rural Agricultural) to C-4 (Heavy Commercial) in order to permit the use of an automobile dealership.

There was no opposition present.

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. JACKSON, YOUNG, ANDREWS, REMEDIES & JOSEPH & Meses. SMITH. Nays: None. Absent: Messrs. COLVIN & Meses. DESMARTEAU & COOPER.

CASE NO. C-53-18: ZONING REQUEST

CC & D

Crossroads Showroom

2940 W. Bert Kouns Industrial Loop (North side, approx. 325' East of Southwood Drive)

C-3

C-3 to C-4

Wholesale Showroom and Warehouse

Representative &/or support:

Joe Partain, 1203 Martha Drive, Bossier City, LA 71112

Rand Falbaum, P. O Box 5190 Bossier City, LA 71171

Applicant is requesting approval to change the zoning of a 3.55 acre site from General Commercial (C-3) to Heavy Commercial (C-4) for the purpose of operating a HVAC equipment wholesale showroom and warehouse in an existing 53,756 sq. ft. building.

Opposition:

Irene Davis, 2833 Smithfield, Shreveport, LA 71118

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. JACKSON, YOUNG, ANDREWS, REMEDIES & JOSEPH & Meses. SMITH. Nays: None. Absent: Messrs. COLVIN & Meses. DESMARTEAU & COOPER.

CASE NO. C-54-18: SPECIAL USE PERMIT (SUP) & SITE PLAN

CC& D

Crossroads Showroom

2940 W. Bert Kouns Industrial Loop (North side, approx. 325' East of Southwood Drive)

C-4 (PENDING APPROVAL OF C-53-18)

Special Use Permit (SUP) and Site Plan Approval

Wholesale Showroom and Warehouse

Representative &/or support:

Joe Partain, 1203 Martha Drive, Bossier City, LA 71112

Applicant is requesting approval for a Special Use Permit (SUP) in a Heavy Commercial (C-4) District for the purpose of

operating a HVAC equipment wholesale showroom and warehouse in an existing 53,756 sq. ft. building.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to approve this application as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. JACKSON, YOUNG, ANDREWS, REMEDIES & JOSEPH & Meses. SMITH. Nays: None. Absent: Messrs. COLVIN & Meses. DESMARTEAU & COOPER.

CASE NO. C-55-18: ZONING REQUEST

A.E. ROBERTSON SPECIALTY CO.

A. E. Robertson Specialty Co.

1155 McKinley Avenue and Property on North Market Street

I-2

I-2 to I-MU

Vehicle Repair and Commercial Uses

Representative &/or support:

Meredith Forrester, 755 Jenkins Road, Shreveport, LA 71107

Applicant is requesting approval to rezone a 1.64 acre tract of land from I-2 (heavy Industrial Zoning District) to I-MU (Industrial Mixed-Use District).

There was no opposition present.

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

The motion was adopted by the following 5-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES & JOSEPH & Meses. SMITH. Nays: None. Absent: Messrs. COLVIN & Meses. DESMARTEAU & COOPER. MR. YOUNG stepped out of the hearing during the vote.

CASE NO. C-57-18: SPECIAL USE PERMIT & SITE PLAN

MOHR & ASSOCIATES, INC.

Pipes Enterprises, LLC

2911 W. 70th Street (SW Corner of W. 70th St. and Canal Blvd.)

C-3 (Pending approval of C-40-18)

**Special Use Permit (SUP) in a C-3 District with Site Plan Approval
Used Auto Dealership**

Representative &/or support:

Rusty Pipes, 7206 Bobtail Circle, Shreveport, LA 71129

Denny Duron, 5717 Lakefront Drive, Shreveport, LA 71119

Walter T. Pipes, Sr., P. O. Box 38210, Shreveport, LA 71133

Timmie Ford, 1624 Michel, Shreveport, LA 71108

Bailey Pipes, 7206 Bobtail Circle, Shreveport, LA 71129

Applicant is requesting a Special Use Permit (SUP) in a General Commercial (C-3) district for the purpose of operating a used auto dealership in an existing 3,000 sq. ft. building (former Chase Bank site).

Opposition:

Dr. Tyrone Cawthorne, 7005 Brandtway Street, Shreveport, LA 71108

Pastor Omerror Dawson, 260 Topeka, Shreveport, LA 71101

Sharlotte Browne, 8474 Suntan, Shreveport, LA 71108

Sandy Cawthorne, 7005 Brandtway Street, Shreveport, LA 71108

A motion was made by MR. REMEDIES, seconded by MRS. SMITH, to approve this application with the stipulation that the aisles and fire lane will be marked on the pavement.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. JACKSON, YOUNG, ANDREWS, REMEDIES & JOSEPH & Meses. SMITH. Nays: None. Absent: Messrs. COLVIN & Meses. DESMARTEAU & COOPER.

CASE NO. C-58-18: SPECIAL USE PERMIT (SUP) & SITE PLAN

DANIEL LAFFOON

Ruth Woodman

889 Flournoy Lucas Road (SE corner of Flournoy Lucas Road and Kingston Road)

C-2

**Special Use Permit (SUP) with Site Plan Approval
Motor Vehicle Repair**

Representative &/or support:

Daniel Laffoon, 889 Flournoy Lucas Rd., Shreveport, LA 71118

Applicant is requesting a Special Use Permit (SUP) to operate a minor vehicle repair service in an existing 2,000 square-foot building on the southeast corner of Flournoy Lucas Road and Kingston Road.

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH, to approve this application under the condition that the property is developed and maintained in full compliance with the approved site plan submitted by the applicant.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES (electronic voting did not capture vote) & JOSEPH & Mses. SMITH. Nays: None. Absent: Messrs. COLVIN & Mses. DESMARTEAU & COOPER.

CASE NO. P-24-18: ZONING REQUEST

WALKER-ALLEY REAL ESTATE

Terreco, Inc.

12404 Mansfield Road (Multiple Lots, SE and SW of Mansfield Rd. and Keithville-Kingston Road)

R-A

R-A to I-1

Heavy Retail

Representative &/or support:

Chris Stokes, 315 Fannin, Shreveport, LA 71101

Applicant is requesting a zoning change for a 16.632 acre tract of land consisting of three parcels on both sides of Mansfield Road, directly south of the intersection of Mansfield Road and Keithville-Kingston Road.

There was no opposition present.

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

The motion was adopted by the following 5-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES & JOSEPH & Mses. SMITH. Nays: None. Absent: Messrs. COLVIN & Mses. DESMARTEAU & COOPER. MR. YOUNG stepped out of the hearing during the vote.

CASE NO. P-25-18: ZONING REQUEST

SCOTT WILLMES

Scott Willmes

8600 Block Paxton Road (Southwest end of Paxton Road)

R-A

R-A to I-1

Contractor Office and Warehouse

Representative &/or support:

Joe Partain, 1203 Martha Drive, Bossier City, LA 71112

Applicant is requesting approval to rezone a 4.335 acre tract of land along the east side of Interstate 49 from R-A (Rural

Agricultural) to I-1 (Light Industrial).

There was no opposition present.

A motion was made by MR. ANDREWS, seconded by MRS. SMITH, to recommend for approval the application as submitted.

The motion was adopted by the following 4-1 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES & JOSEPH. Nays: Mses. SMITH. Absent: Messrs. COLVIN & Mses. DESMARTEAU & COOPER. MR. YOUNG stepped out of the hearing during the vote.

END OF PUBLIC HEARING

OLD BUSINESS

Update on Revised MPC Personnel Policy & Procedures:

Mr. Joseph informed the Board that the Personnel Committee has not met yet with regard to the proposed revised MPC Personnel Policy and Procedures. He asked that this agenda item be placed on the October MPC hearing agenda.

Appointment of Representative to MPO NLCOG Policy Committee:

A motion was made by Mr. Andrews, seconded by Mrs. Smith, to appoint Mr. Alan Clarke as the Shreveport Caddo MPC Representative to the MPO NLCOG Policy Committee. The motion was adopted by the following 5-0 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES & JOSEPH & Mses. SMITH. Nays: None. Absent: Messrs. COLVIN & Mses. DESMARTEAU & COOPER. MR. YOUNG stepped out of the hearing during the vote.

NEW BUSINESS

Appointment of a Search Committee to Coordinate the Selection Process for a Permanent Executive Director

Mr. Jackson, Chair, informed the Board that the Search Committee will establish the parameters of the search only and that the Board as a whole will have the final input in candidates for the Executive Directorship. The Committee will consist of Winzer Andrews, Alan Young, Nancy Cooper and Lea Desmarteau. Bill Wiener, #2 Longleaf Lane, Shreveport, LA 71106, asked that he be considered for a place on the Search Committee. It was determined that the Search Committee be only Board members at this time. A motion was made by Mr. Young, seconded by Mr. Joseph, to accept the nominations of the Search Committee as presented by Mr. Jackson. The motion was adopted by the following 6-0 vote: Ayes: Messrs. JACKSON, YOUNG, ANDREWS, REMEDIES & JOSEPH & Mses. SMITH. Nays: None. Absent: Messrs. COLVIN & Mses. DESMARTEAU & COOPER.

Proposed UDC Amendments concerning Historic Preservation and Historic District Overlays

Councilman Jeff Everson and Assistant City Attorney Karen Strand provided the Board with a handout of the proposed amendments with regard to Historic Preservation and land use. A more comprehensive and formal copy will be provided during the October public hearing.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 5:11 p.m.

Theron Jackson, Chair

Winzer Andrews, Secretary