

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
APRIL 5, 2017**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, April 5, 2017, 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
Nancy Cooper, Vice Chair
Winzer Andrews, Secretary
Dale Colvin
Lea Desmarteau
Bessie Smith
Dr. Phillip Pennywell, Jr.
Alan Young

Staff Present

Mark Sweeney, Executive Director
Holly Phillips, Administrative Assistant
Diane Tullos, Office Administrator
Ebony Mapp, Planner 3
Stephen Jean, Deputy Director
Alan Clarke, Zoning Administrator

Members Absent

Ronnie Remedies

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

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 our 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 March 1, 2017 public hearing as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CONSENT AGENDA

Public Comments Provided Upon Request For The Following Items:

CASE NO. SP-50-17: RE-PLAT (MINOR)

RALEY & ASSOC INC
Darla Provenza
12168 Ellerbe Road (West side of Ellerbe Road, 250' north of R Samuel Road)
R-A
1 Lot Single Family Residential Subdivision – Chico Heights Subdivision Unit 3

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. SP-51-17: FINAL PLAT (MINOR)

RALEY & ASSOC INC
Country Club Estates #2 LLC
2100 blk Southern Loop (South side of Southern Loop approximately 1550' east of Wallace Lake Road)
R-A
1 Lot Subdivision – Southern Loop Storage

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. SC-55-17: RE-PLAT (MINOR)

CHRIS ROBERTS

8015 Broadacres Road (East side of Broadacres Road approximately 367' south of El Rancho Drive)

R-1D

1 Lot Single Family Residential Subdivision – Chris Roberts Subdivision

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. SC-56-17: RE-PLAT (MINOR)

ROSE PATTON

816 Lincoln Drive (North side of Lincoln Drive approximately 400' east of Addison Avenue)

R-1D

1 Lot Single Family Residential Subdivision – JW Patton Subdivision

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. SC-58-17: FINAL PLAT (MINOR)

CITY OF SHREVEPORT

6901 St Vincent Avenue (NE corner of St Vincent & W 70th Street)

R-1D

2 Lot Subdivision – Cedar Grove Park Subdivision

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. SC-59-17: FINAL PLAT (MINOR)

MOHR & ASSOC INC

SGA Investments LLC

3707 Greenwood Road (South side of Greenwood Road approximately 653' west of Jewella Avenue)

B-3

1 Lot Commercial Subdivision – 3707 Greenwood Road Commercial Subdivision

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. SP-60-17: FINAL PLAT (MINOR)

JOHN BOWMAN & ASSOC INC

R Sidhu LLC

5500 blk Pine Hill Road (South side of Pine Hill Road, 215' west of Roy Road)

B-2, R-2, & R-A

2 Lot Subdivision – Richie's Hilltop Subdivision

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. SP-61-17: FINAL PLAT (MINOR)

HAZEL FISCHER

Misti Fischer

10835 Newson Road (East side of Newson Road approximately 872' south of Barron Road)

R-A

1 Lot Residential Subdivision – Lavon Acres Unit 1-A

A motion was made by MR. YOUNG, seconded by MRS. SMITH to approve this application subject to the applicant receiving ZBA approval for the requested lot size variance.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. C-33-17: USE APPROVAL

SEALY REAL ESTATE SERVICES

AB Glen LLC

1931 Southern Loop (Suites A, B & C / South side of Southern Loop approximately 1275' west of Norris Ferry Road)

B-2

Use Approval - Fitness Facility

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

END OF CONSENT AGENDA

PUBLIC HEARING

CASE NO. CA-3-17: CLOSURE & ABANDONMENT

CADDO PARISH DEPT OF PUBLIC WORKS

9500 blk Ellerbe Road (West side of Ellerbe Road approximately 155' north of Bentway Circle)

R-A

Close & Abandon an Undeveloped Alley & Street Portion

Representative &/or support:

Mr. Jimmy Whittington, Caddo Parish Public Works (505 Travis, Suite 820, Shreveport, LA 71101)

There was no opposition present.

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. SC-53-17: PRELIMINARY & FINAL PLAT

RALEY & ASSOC INC

Norris Ferry Road LLC

11000 blk Dumaine Drive (West end of Dumaine Drive)

R-1D(PUD)

7 Lot Single Family Residential Subdivision – St Charles Place Subdivision Unit 15

Representative &/or support:

Mr. Reggie Lewis, Raley & Assoc Inc (4913 Shed Road, Bossier City, LA 71111)

There was no opposition present.

A motion was made by MR. ANDREWS, seconded by DR. PENNYWELL to approve this application as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. C-75-16: REMANDED – ZONING REQUEST

DEBORAH VANCE-MOZELL

4611 Monkhouse (East side of Monkhouse approximately 1629' north of Lyba Street)

B-1 to B-2

Commercial Strip Center (Previously denied by the MPC & appealed to City Council)

Representative &/or support:

None present. The applicant sent an e-mail requesting deferral & continuance of this application until the May 3rd public hearing.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MS. DESMARTEAU to approve the applicant's request to defer & continue this application to the May 3, 2017 public hearing.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. C-29-17: ZONING REQUEST

CBS COLLISION

Dance Trading

399 Watts Road (SE corner of watts Road & Linwood)

B-3 to I-1

Automobile & Truck Collision Repair Facility

Representative &/or support:

Ms. Elissa Larremore (2575 E 70th Street, Shreveport, LA 71105)

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MS. DESMARTEAU to recommend that the City Council approve rezoning this property to B-3-E to allow "automobile & truck body repair" at this site. This alternative zoning classification was chosen because the requested I-1 was not compatible with adjacent properties. An approved site plan & final plat application is required prior to the issuance of any permits.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. P-6-17: ZONING REQUEST

RALEY & ASSOC INC

Country Club Estates #1, 2, 3, & 5 LLC

2100 blk Southern Loop (South side of Southern Loop approximately 1550' east of Wallace Lake Road)

R-A to B-2 & B-2-E

Climate Controlled Warehouse & Future Commercial Development

Representative &/or support:

Mr. Witt Caruthers (934 Erie, Shreveport, LA 71106)

Mr. G.T. Kilpatrick (Box 1363, Ruston, LA)

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH to recommend that the Parish Commission approve the following: Zoning request for B-2, Neighborhood Business District for 36.363 acres & a zoning request for B-2-E, Neighborhood Business District with an Extended Use Approval limited to "a climate controlled warehouse on 3.697 acres." A site plan shall be reviewed & approved by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. P-7-17: ZONING REQUEST

RALEY & ASSOC INC

Country Club Estates #1, 2, 4, & 5 LLC

2100 blk Southern Loop (South side of Southern Loop approximately 2686' west of Norris Ferry Road)

R-A to B-2

Future Commercial Development

Representative &/or support:

Mr. Witt Caruthers (934 Erie, Shreveport, LA 71106)

Mr. G.T. Kilpatrick (Box 1363, Ruston, LA)

There was no opposition present.

A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH to recommend that the Parish Commission approve this zoning request as submitted. Site plan review & approval is required prior to the issuance of any permits.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. P-8-17: ZONING REQUEST & USE APPROVAL

BALAR ASSOC INC

Laranne Oser et al

9400 blk Ellerbe Road (North side of Ellerbe Road 191' west of Flournoy Lucas Road)

R-1D to B-1 with Use Approval

Medical Facility

Representative &/or support:

Unidentified speaker – no slip filled out.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH to recommend that the Parish Commission approve this application as submitted. A site plan & re-plat are required for the review & approval by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

CASE NO. C-36-17 & P-9-17:

Application by the METROPOLITAN PLANNING COMMISSION to enact an ordinance relative to a new **Fee Schedule** associated with The Unified Development Code.

Mr. Sweeney briefly summarized the proposed changes to the new Fee Schedule.

A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH to recommend that the City Council & the Parish Commission approve the new Fee Schedule for use with the Unified Development Code as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. REMEDIES.

END OF PUBLIC HEARING

OTHER BUSINESS

- Master Plan Implementation Report

On March 23rd the Parish Commission considered the UDC for approval. They suggested some changes to the document that was previously adopted by the City Council. The Parish Attorney asked that the UDC be presented again at the Commission's April 20th meeting - after a meeting has been held with the rural Commissioners to discuss their concerns. We anticipate that this document will receive confirmation at the Parish Commission's May 4th public meeting.

- Other Staff Reports

Mr. Sweeney reported that the City Council has replaced Dr. Pennywell on the Board when his term expires at the end of this month. Attorney Curtis Joseph has been appointed to fill Dr. Pennywell's position & will begin serving at our May 3rd public hearing. Mr. Sweeney & the Board Members expressed their appreciation for Dr. Pennywell's contributions to the citizens of our City & Parish, & his contribution to each member personally.

- Items for Future Discussion - None

CHAIR / BOARD MEMBERS' COMMENTS

- **MRS. SMITH** advised us that she had recently been involved in a car wreck.
- **DR. PENNYWELL** thanked the Board & staff for working with him as a Board Member & assured us that he will stay involved in public service in our community.

- ▶ **At 3:40 p.m., the MPC Board convened into Executive Session pursuant to LSA-R.S. 42:16 & R.S. 42:17 (A)(2) to discuss matters relative to the following:**
- Executive Director's Employment Contract with the MPC
 - MPC Legal Counsel Services
 - Litigation Update: Mims vs MPC & Settle vs MPC
- ▶ **At 4:30 p.m. the Board reconvened Regular Session.**

ADJOURN 4:31 p.m.

Theron Jackson, Chair

Winzer Andrews, Secretary