

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
MAY 3, 2017**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, May 3, 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 (left @ 6 p.m.)
Nancy Cooper, Vice Chair
Winzer Andrews, Secretary
Dale Colvin
Lea Desmarteau
Bessie Smith
Curtis Joseph
Alan Young
Ronnie Remedies

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

None

Others Present

Channel 3 News
Channel 6 News

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 MR. COLVIN to add 2 items to this agenda: These items will be voted on after "End of Public Hearing" on the agenda.

- 1) **A Resolution Addressing Commission Training**
- 2) **Consideration of the Executive Director's Employment Contract with the MPC**

The motion was adopted by the following 9-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, JOSEPH, REMEDIES, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.

► **Presentation of MPC Board Service Plaque to Dr. Phillip Pennywell**

CHAIRMAN JACKSON expressed the Board, staff, & citizens' appreciation to Dr. & Mrs. Pennywell for Dr. Pennywell's years of service on the MPC Board.

Our newest member, attorney Curtis Joseph, Jr., was welcomed to the Board.

► **Great Place in Louisiana Great Street Award from the APA LA Chapter presented to Liz Swaine, DDA Director**

Mr. Alan Clarke, Zoning Administrator / LA American Planning Assn's Treasurer, presented a plaque to Liz Swaine, the Executive Director of the Downtown Development Authority.

A motion was made by MR. YOUNG, seconded by MRS. SMITH to approve the minutes of the April 5, 2017 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, JOSEPH, REMEDIES, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.

CONSENT AGENDA

Public Comments Provided Upon Request For The Following Items:

CASE NO. SP-67-17: RE-PLAT (MINOR)

POLARIS SERVICES
Inglesia De Dios Oakmont
200 blk Mt Zion Road (South side of Mt Zion, 885' west of Box Road)
R-A
1 Lot Residential Subdivision – Suburban Acres, Tenth Filing

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, JOSEPH, REMEDIES, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.

CASE NO. SP-68-17: FINAL PLAT (MINOR)

RALEY & ASSOC INC
Tealwood Properties LLC
7900 blk LA Hwy 169 (778' east of LA Hwy 169 & 1750' north of Shirley Francis Road)
R-A
1 Lot Single Family Residential Subdivision – Walker 169 Estates

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, JOSEPH, REMEDIES, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.

CASE NO. SP-71-17: FINAL PLAT (MINOR)

BRANDI BATTIS
Barbara Laing
6500 Smith Lane (West side of Smith Lane, 1313' north of Shreveport-Blanchard Hwy)
R-A
2 Lot Single Family Residential Subdivision – Laing Subdivision

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, JOSEPH, REMEDIES, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.

CASE NO. SC-72-17: FINAL PLAT (MINOR)

EXECUTIVE HOLDINGS LLC
Metro Investments et al
6600 blk Bert Kouns (NE corner of W Bert Kouns & Buncombe Road)
I-1
1 Lot Industrial Subdivision – Corey J Smith Subdivision

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, JOSEPH, REMEDIES, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.

CASE NO. SP-75-17: FINAL PLAT (MINOR)

JOHN BOWMAN JR
Timothy Donald & Ona Donald
10000 blk Lasso Lane (SE end of Lasso Lane)
R-A-E
1 Lot Single Family Residential Subdivision – Country Club Acres Unit 4

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

The motion was adopted by the following 9-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, JOSEPH, REMEDIES, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.

END OF CONSENT AGENDA

CASE NO. C-40-17: USE APPROVAL

US ASSETS LLC

533 Jordan (SW corner of Jordan Street & Stephens Avenue)

SPI-1

Use Approval - Office

This application was removed from the Consent Agenda to allow further discussion

Representative &/or support:

Mr. Seth Reeg (401 Market, Suite 560, Shreveport, LA 71101)

Concerns:

Mr. Tom Arceneaux (536 Jordan, Shreveport, LA)

- There are only 2 parking spaces provided; previous uses have had parking problems which caused a negative impact to the neighborhood. He submitted a proposed stipulation addressing the parking issue by limiting building occupancy.

A motion was made by MS. DESMARTEAU, seconded by MRS. COOPER to approve this application subject to compliance with the following stipulations:

1. **The business shall be occupied by no more persons (other than clients or customers) than 2 ½ times the number of legal off-street parking spaces provided for this site.**
2. **A side yard setback & parking variance application shall be submitted to & approved by the ZBA**
3. **A final site plan shall be submitted for administrative review & approval**
4. **An administrative re-plat shall be submitted for review & approval by the Executive Director prior to the issuance of any permits.**

The motion was adopted by the following 9-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, JOSEPH, REMEDIES, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.

PUBLIC HEARING

CASE NO. P-10-17: ZONING REQUEST

BRAD BARRE

Gutman Properties LLC

9391 Ellerbe Road (North side of Ellerbe Road, 500' west of Golf Ridge Drive)

R-A to B-2

Office Building

Representative &/or support:

Mr. Brad Barre (338 Janie Lane, Shreveport, LA 71106) No slip filled out

Mr. Lawrence Gutman, Owner (9454 Red Oak Lane, Shreveport, LA 71106)

Speaking in opposition:

Mr. Neil Erwin, Attorney representing Dr. Paul Wood (415 Texas Street, Suite 101, Shreveport, LA 71101)

Mr. Lemoyne Batten (9452 Red Oak Lane, Shreveport, LA 71106)

Mrs. Sue Hines (9406 Red Oak Lane, Shreveport, LA 71106)

Dr. Paul Wood (224 Golf Ridge Drive, Shreveport, LA 71106)

- This is spot zoning; the proposed site is entirely surrounded by R-A zoning except for the small spot for Country Club
- The Master Plan says future land use proposed for this area is "Low-Density Residential"
- Per the new Unified Development Code (which the Parish has not yet adopted), this area's recommended zoning designation is R-E, "Residential Estate"
- While it is understood that Ellerbe Road is in transition, this particular section is not. The only B-2 zoning in this area is Cush's Grocery.
- This proposal is out of character with the established residential neighborhood.
- The neighborhood would be more receptive to the less intrusive B-1 designation.

Rebuttal: (Mr. Barre)

- Almost half of this property will be used as a buffer. He cannot build on the east side of the property because there is a big ditch with trees. He proposes to leave this as a buffer.
- There will be no lighting directed toward the neighbors' properties.

A motion was made by MR. ANDREWS, seconded by MR. REMEDIES to recommend that the Parish Commission approve B-1 zoning with use approval to permit medical & allied services as an alternative to the applicant's original request for B-2 zoning, subject to compliance with the following stipulations:

1. A site plan shall be submitted for review & approval by the Executive Director prior to the issuance of any permits.
2. Use approval is contingent on development of any structure on the site as residential in design character, consistent with the established residential pattern & style of the neighborhood on the east side of Ellerbe Road, including sensitivity to compatibility in paving & parking.
3. Approximately 150' of the SE portion of the site shall be maintained as a buffer & shall not contain building improvements or parking paving. The area may contain storm water detention & shall be comprised of natural or planted material to act as a buffer to the adjacent property.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, JOSEPH, REMEDIES, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.

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

DEBORAH VANCE-MOZELL

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

B-1 to B-2

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

At the April 5th meeting, this case was deferred & continued to the May 3, 2017 public hearing.

Representative &/or support:

The applicant submitted a written request to defer & continue this application.

There was no opposition present.

A motion was made by MR. ANDREWS, seconded by MR. YOUNG to approve the applicant's written request to defer & continue this application to the June 7, 2017 public hearing.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, JOSEPH, REMEDIES, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.

CASE NO. C-41-17: PUD ZONING REQUEST & PRELIMINARY SITE PLAN

CENTERPOINT INTEGRATED SOLUTIONS LLC

The Business Park of S'port-Bossier LLC; Brook Hollow Business Park LLC

775 Brook Hollow Drive (South side of Brook Hollow Drive, 415' west of Bert Kouns Ind'l Loop)

B-3 to B-3(PUD) with Preliminary Site Plan Approval

CarMax Auto Superstore

Representative &/or support:

Mr. Austin Allen (355 Union Blvd, Suite 301, Lakewood, CO 80228)

Mr. Tom Arceneaux (700 Regions Tower, Shreveport, LA 71101)

There was no opposition present.

A motion was made by MR. ANDREWS, seconded by MRS. SMITH to recommend that the City Council approve B-3(PUD) zoning with preliminary site plan approval, subject to compliance with the following stipulations:

- Development of the subject property shall be in substantial accord with the approved preliminary site plan;
- Approval of the requested uses and ordinance relief along with the proposed site amenities as documented in this report;
- A detailed final site plan shall be submitted for review and approval by the Executive Director for each phase of the proposed development prior to the release of any permits.
- An administrative re-plat application must be submitted for review and approval by the Executive Director prior to the release of any permits.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, JOSEPH, REMEDIES, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.

CASE NO. C-39-17: PUD ZONING REQUEST & PRELIMINARY SITE PLAN

SHREVEPORT COMMUNITY CLUB LLC

Winner's Circle International LLC

3101 Esplanade Avenue (East side of Esplanade, 2770' north of Greenwood Road)

R-1D to R-1D(PUD) with Preliminary Site Plan Approval

Drug Rehabilitation Facility & Future Single Family Residential Development

Representative &/or support:

Mr. Doug Pollack (104 Temecula Drive, W Monroe, LA) No slip filled out

Mr. Cody White, Co-Mgr Country Club Inv, LLC (6121 Fern Avenue, Shreveport, LA 71105)

Mr. Denny Duron, Owner (5717 Lakefront Drive, Shreveport, LA 71109)

Speaking in opposition:

Mrs. McGail Parsons (3921 Merwin Street, Shreveport, LA 71109)

Mrs. Lucille Thomas (4424 Fairway Drive, Shreveport, LA 71109)

Mrs. Addie Mahome (4456 Fairway Drive, Shreveport, LA 71109)

Mrs. Sharon Johnson (3102 Country Club Drive, Shreveport, LA 71109)

Mrs. Veronica Parks (3901 Merwin Street, Shreveport, LA 71109)

Mr. Darren Jones (4014 Robin Lane, Shreveport, LA) No slip filled out

Mr. Charlie Sylvie (2810 Country Club Drive, Shreveport, LA 71109)

- This use will negatively impact their property values & diminish their quality of life
- Rezoning could lead to future uses beyond (& more intrusive) than the proposed use
- This is a working class, moderate income, elderly/retired neighborhood who take great pride in their neighborhood & see this as an incompatible use within their established neighborhood.
- There was concern about additional traffic on their narrow streets, & visitors to the rehab facility who could also have drug &/or alcohol problems.

Rebuttal:

None – however Mr. Pollack answered a question by **Mr. COLVIN**.

A motion was made by MR. YOUNG, seconded by MR. REMEDIES to recommend approval of this application with stipulations. (No vote – substitute motion gets voted on first)

A SUBSTITUTE motion was made by MR. ANDREWS, seconded by MRS. COOPER to recommend that the City Council deny this application.

The SUBSTITUTE motion for DENIAL of this application was adopted by the following 5-4 vote: Ayes: Messrs. ANDREWS, JACKSON, JOSEPH, & Meses. COOPER & DESMARTEAU. Nays: Messrs. YOUNG, REMEDIES, COLVIN, & Mrs. SMITH. Absent: None.

END OF PUBLIC HEARING

► **Reconsideration of the MPC Board Meeting Time Schedule**

A motion was made by MR. COLVIN, seconded by MR. REMEDIES to return to the 1:00 p.m. meeting start time since our meetings have been running so late. (No vote – substitute motion gets voted on first)

A SUBSTITUTE motion was made by MR. ANDREWS, seconded by MS. DESMARTEAU to have the meeting start time remain at 3:00 p.m.

The SUBSTITUTE motion was adopted by the following 5-4 vote: Ayes: Messrs. ANDREWS, JACKSON, JOSEPH, & Meses. COOPER & DESMARTEAU. Nays: Messrs. REMEDIES, YOUNG, COLVIN, & Mrs. SMITH. Absent: None.

RESOLUTION ADDRESSING COMMISSION TRAINING

A motion was made by MR. ANDREWS, seconded by MR. YOUNG to acknowledge that member THERON JACKSON has met the training requirements per the Resolution prescribed by state law, by attending an approved workshop in March, 2017.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. COLVIN, YOUNG, ANDREWS, JACKSON, JOSEPH, REMEDIES, & Meses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.

EXECUTIVE DIRECTOR'S EMPLOYMENT CONTRACT

A motion was made by MR. YOUNG, seconded by MR. REMEDIES, to not extend the Executive Director's employment contract beyond July 1st (with no change in employment status) to make his position equal to other Department Director positions within the City/Parish structure.

The motion failed by the following 4-5 vote: Ayes: Messrs. YOUNG, REMEDIES, COLVIN, & Mrs. SMITH. Nays: Messrs. ANDREWS, JACKSON, JOSEPH, & Meses. DESMARTEAU & COOPER. Absent: None.

OTHER BUSINESS

- Master Plan Implementation Report
 - ▶ The Parish Commission is considering additional changes to the UDC before selecting a date to vote on the document.
- Other Staff Reports - MPC Budget Amendment
 - ▶ Additional funds have become available in our budget due to the resignation of one of our senior planners &, as promised, the staff intends to provide an MPC Financial Sustainability Study with this funding. We are in discussions with TischlerBise about conducting this study. We anticipate a cost of less than \$30,000. This study should be completed by July, 2017 & will determine an apportionment of financial relationship between the City & the Parish for MPC activities.

CHAIR / BOARD MEMBERS' COMMENTS

- None

ADJOURN 6:20 p.m.

Theron Jackson, Chair

Winzer Andrews, Secretary