

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

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, July 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
Ronnie Remedies
Bessie Smith
Curtis Joseph
Alan Young
Lea Desmarteau

Staff Present

Mark Sweeney, Executive Director
Holly Phillips, Administrative Assistant
Judy Negrete, Management Assistant
Alan Clarke, Zoning Administrator
Stephen Jean, Deputy Director
Ebony Mapp, Planner III

Members Absent

None

Others Present

No media

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

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 MRS. SMITH, seconded by MR. REMEDIES to approve the minutes of the June 7, 2017 public hearing as submitted.

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

CONSENT AGENDA

Public Comments Provided Upon Request For The Following Items:

CASE NO. P-15-17: USE APPROVAL

MOHR & ASSOCIATES, INC.

Wimwal, LLC

10950 East Kings Highway (Northwest corner of Flournoy-Lucas Rd. & East Kings Hwy)

B-3

Use Approval

RV and Boat Storage Facility

Representative &/or support:

No representative present

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH to approve the application as submitted contingent on the administrative review and approval of the required site plan 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. DESMARTEAU, SMITH, & COOPER. Nays: None. Absent: None.

END OF CONSENT AGENDA

PUBLIC HEARING

CASE NO. SP-89-17: RE-PLAT (MAJOR)

JOHN R. BOWMAN & ASSOCIATES
8500 Block of Simpson Road (Northwest corner of Simpson Rd. & Brosette Rd.)
R-MHS
17 Lot Mobile Home Subdivision
Simpson Acres Unit No. 2A

Representative &/or support:

Mr. John R. Bowman, Jr. (3833 Southern Avenue, Shreveport LA 71106)

To replat 18 lots into 17 lots, therefore lots will increase in size and be used for single family homes

There was no opposition present.

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

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

CASE NO. P-12-17: ZONING REQUEST

MOHR & ASSOCIATES, INC.
BMW Rentals, L.L.C.
7877 Singleton Road (South end of Singleton Rd., immediately west of Brandon Rd.)
R-A
R-A to R-1H
12 lot Single Family Subdivision

Representative &/or support:

Andy Craig (1324 N Hearne Ave Suite 301, Shreveport LA 71107)

As provided for by the ordinance, with the lapse of a year they are applying for rezoning at this site again.
Lift station problem has been addressed and resolved

Opposition:

Mr. William Hall (5917 Brandon Road, Shreveport LA 71107)
Ms. Charlotte Urie (7832 Singleton Road, Shreveport LA 71107)
Mr. Larry B Fedd (4309 Singleton Road, Shreveport LA 71107)
Ms. Bonnie Jean Hall (5581 Brandon Road, Shreveport LA 71107)

A petition was submitted in opposition from the surrounding neighbors
Citizens are concerned about:

- Severe drainage problems that cause flooding of neighboring properties in that area already.
- Increased traffic to that area, street is too narrow to accommodate increased traffic flow
- Had been assured no more than 55 residences, now at 63, feels it's too crowded
- Addition of 12 more residences will change the landscape of the area making it more congested

Rebuttal:

This is a rezoning case, therefore no site plan submitted, but site plan will comply with ordinance when submitted
Homes will be stick-built, single family residences, 1200-1500 square feet, no mobile homes
Will be no extra traffic on Brandon Road
Using the larger Lot 1 for water detention pond

A motion was made by MR. YOUNG, seconded by MR. REMEDIES to recommend approval of this application as submitted.

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

CASE NO. C-68-17 & P-16-17: PROPOSED AMENDMENT TO THE ADOPTED CITY OF SHREVEPORT UDC AND THE PROPOSED CADDO PARISH UDC

Application by the MPC for corrective changes to the UDC

Representative &/or support:

Speaking in opposition:

Mrs. Heidi Brown (1243 Pine Island Road, Shreveport LA 71107)

Concerned about the fees for licenses required for AirBNB business she operates
Feels this is just the beginning of over regulation by the implementation of the UDC
Has been able to improve properties due to the revenue of renting thru AirBNB on the internet
Received notification just two days ago, would have had others attend if she had had time to notify additional people

A motion was made by MR. YOUNG, seconded by MR. REMEDIES to recommend approval of this ordinance amendment as submitted.

The motion was adopted by the following 8-1 vote: Ayes: Messrs. YOUNG, ANDREWS, JACKSON, JOSEPH, REMEDIES, & Mses. DESMARTEAU, SMITH, & COOPER. Nays: COLVIN. Absent: None.

Items not on the agenda:

Mr. Bill Weiner (#2 Longleaf Lane, Shreveport LA 71106)

He has ideas/plans that will help stop the flight of the population to other areas. Invited planners on staff and board members to schedule a meeting wherein these ideas can be discussed.

END OF PUBLIC HEARING

OTHER BUSINESS

- Master Plan Implementation Report
 - ▶ Parish UDC amendments will be considered July 6th, anticipate changes will be sent back to MPC Board for the August 2nd Agenda. A copy will be provided to the MPC Board within the next week.
 - ▶ Will be same as the City UDC, with some changes
- Other Staff Reports – Budget Time
 - ▶ Need date to accommodate budget committee meeting, suggested July 27 in the afternoon for detailed review then submit to full Board. Mr. Sweeney also suggested a possible alternate date for MPC Board consideration other than August 2nd.
 - ▶ 2018 MPC Budget due to CAO by August 11, 2017
 - ▶ Staff is in the process of drafting new bylaws for the Rules & Procedure Committee to review

CHAIR / BOARD MEMBERS' COMMENTS

- Question from Alan Young, regarding the Regional Thoroughfare Plan, is it in the works?
Response: (Mark Sweeney) The consultant has been selected and work is under way. The plan should be completed by December 2017/January 2018
- Question from Ronnie Remedies, regarding complaints about the MPC Office being closed from noon to 1 PM. Feels being closed during lunch does not serve the best interest of the citizens whom we serve.
Response: (Mark Sweeney). There have been only 2-3 complaints in the past 3 years. There are logical reasons why the office is closed during lunch. I intend to talk to Councilman Flurry about it. I will provide a response via email to the Board Members. If appointments are requested during the lunch hour we always accommodate the citizens that make the requests.
- Question from Ronnie Remedies, regarding property held by a citizen that was changed from I-1 with a value of \$2,000,000 to worthless green lands with the adoption of the UDC. Would like to request that this property be restored to the previous zoning via addition to the agenda for discussion and possible action. Mr. Sweeney said he would provide a

follow up report for the Board.

- Theron Jackson, Chair, stated it will be added to the next agenda.
- Lea Desmarteau, Board Member, pointed out that the maps had been available for over two years for citizens to review how their property would be rezoned/reclassified.

ADJOURN 4:41 p.m.

Theron Jackson, Chair

Winzer Andrews, Secretary