

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
NOVEMBER 2, 2016**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, November 2, 2016 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

Alan Young, Chair
Ronnie Remedies, Vice Chair
Nancy Cooper, Secretary
Dale Colvin
Lea Desmarteau
Winzer Andrews
Bessie Smith
Dr. Phillip Pennywell, Jr.
Theron Jackson

Staff Present

Mark Sweeney, Executive Director
Alan Clarke, Zoning Administrator
Diane Tullos, Office Administrator
Ebony Mapp, Planner 2
Stephen Jean, Deputy Director
Holly Phillips, Office Associate - Temp

Members Absent

None

Others Present

The hearing was opened with prayer by **MR. JACKSON**. 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 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 October 5, 2016 public hearing as submitted.

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

A motion was made by MRS. SMITH, seconded by MR. JACKSON to approve the minutes of the October 18, 2016 UDC public hearing as submitted.

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

CONSENT AGENDA

Public Comments Provided Upon Request For The Following Items:

CASE NO. SC-102-16: REPLAT (MINOR)

RALEY & ASSOC Inc
David & Sonya Toms, Firebond Corp
6600 blk Gilbert Drive (Intersection @ Creswell & Gilbert, 800' west of Querbes Drive)
R-1D
3 Lot Single Family Residential Subdivision – Oak Hills Subdivision Unit 5A

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

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

CASE NO. SC-103-16: FINAL PLAT (MINOR)

WAEEL KARAKRA
Union Investments LLC
8100 Mansfield Road (SW corner of Mansfield Road & Amelia Avenue)
B-3
1 Lot Commercial Subdivision – Union Subdivision

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

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

CASE NO. SP-104-16: FINAL PLAT (MINOR)

STEPHANIE MARSIGLIA

733 Jenkins road (East side of Jenkins Road approximately 757' north of Old Mooringsport Road)

R-1D

1 Lot Single Family Residential Subdivision – Entwistle Subdivision

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

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

CASE NO. SC-106-16: RE-PLAT (MINOR)

DALE EARWOOD & NANCY MEDLIN

620 Robinhood (North side of Robinhood approximately 140' west of Creswell Avenue)

R-1D

1 Lot Single Family Residential Subdivision – Robinhood East Subdivision

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

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

CASE NO. SP-107-16: FINAL PLAT (MINOR)

POLARIS SERVICES LLC

Temple of Christ Baptist Church North

2142 Pine Hill Road (NE corner of Pine Hill Road & Devereaux Road)

R-1D

1 Lot Subdivision for a Church – Temple of Christ Baptist Church North Subdivision

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

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

CASE NO. SC-109-16: FINAL PLAT (MINOR)

CROSSPOINT ENGINEERING LLC

Green Leaf Hospitality

9400 blk Healthplex Drive (South side of Healthplex Drive approximately 945' south of Bert Kouns)

B-3

1 Lot Commercial Subdivision – Green Leaf Hospitality Commercial Subdivision

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

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

CASE NO. SC-110-16: RE-PLAT (MINOR)

MANJIT SINGH WARAR

1000 blk Hilry Huckaby Drive (North side of Hilry Huckaby approximately 950' SE of N Lakeshore)

B-3-E

1 Lot Commercial Subdivision – Food Junction Commercial Subdivision

A motion was made by MR. ANDREWS, seconded by MRS. SMITH to approve this application subject to the applicant securing approval for the curb cuts & the boring under Hilry Huckaby Drive from LADOTD & the City Engineering Department prior to the issuance of any building permits.

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

CASE NO. SP-111-16: FINAL PLAT (MINOR)

GUTMAN PROPERTIES

9391 Ellerbe Road (East side of Ellerbe Road approximately 530' west of Golf Ridge Drive)

R-A

4 Lot Single Family Residential Subdivision – Gutman Subdivision

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

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

CASE NO. SP-112-16: FINAL PLAT (MINOR)

T & W HOMES LLC

Elizabeth Ann Carter

6486 Smith Lane (West side of Smith Lane approximately 1950' north of Blanchard Road)

R-A

1 Lot Single Family Residential Subdivision – Carter Acres

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

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

CASE NO. SP-119-16: FINAL PLAT (MINOR)

JEROME RUSSELL

7654 Womack Road (East side of Womack Road approximately 200' south of Margaret Drive)

R-A(SPI-2)

1 Lot Single Family Residential Subdivision – J Russell Subdivision

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

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

END OF CONSENT AGENDA

PUBLIC HEARING

CASE NO. P-17-16: ZONING REQUEST

WESTLAKE DEVELOPMENT LLC

OK LLC

1100 blk West Pointe Drive (South end of West Pointe Drive)

R-A to R-1B

Single Family Residential Development

Representative &/or support:

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

Mr. Steve Simon (1066 N Pointe Circle, Shreveport, LA 71106)

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH to recommend that the Parish Commission approve this application as submitted.

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

CASE NO. SP-116-16: PRELIMINARY & FINAL PLAT (MAJOR)

WESTLAKE DEVELOPMENT LLC

OK LLC

1100 blk West Pointe Drive (South end of West Pointe Drive_

R-A

50 Lot Single Family Residential Subdivision – Long Lake Estates Unit 23

Representative &/or support:

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

There was no opposition present.

A motion was made by MS. DESMARTEAU, seconded by MR. COLVIN to approve this application contingent upon Parish Commission approval of zoning CASE NO. P-17-16 as recommended by the MPC Board, which will rezone the property from R-A to R-1B.

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

CASE NO. C-75-16: ZONING REQUEST

DEBORAH VANCE MOZELL

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

B-1 to B-2

Commercial Strip Center

On October 5th this application was deferred & continued to the November 2, 2016 public hearing

Representative &/or support:

None present. Deferral & continuance was requested prior to this meeting.

There was no opposition present.

A motion was made by MR. JACKSON, seconded by MRS. SMITH to defer & continue this application to the December 7, 2016 public hearing. Staff will send a letter to the applicant advising that there will be no more deferrals of this case & that the applicant should consider withdrawing her case from the agenda prior to the December 7th public hearing.

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

CASE NO. C-78-16: ZONING REQUEST

PROVIDUS PROPERTY MANAGEMENT LLC

The Center for Families Inc

864 Olive Street (North side of Olive Street, 135' east of Warrington Place)

R-3 to B-1

Office Building

Representative &/or support:

Mr. Josh Knowles (3560 Youree Drive, Shreveport, LA) No slip filled out

Mr. Ben Walker, Attorney for property owner (315 Fannin, Shreveport, LA 71101)

There was no opposition present.

A motion was made by MRS. SMITH, seconded by MR. JACKSON to recommend that the City Council approve this application subject to the applicant obtaining: a) site plan approval if the building or parking lot is ever expanded; and b) administrative re-plat approval if the expansion should occur on both Lots 2 & 3.

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

CASE NO. SC-113-16: PRELIMINARY & FINAL PLAT (MAJOR)

MOHR & ASSOC INC

Larkin Development at Railsback LLC

North side of Cross Ridge Court, east side of Railsback Ridge Drive

R-1B(PUD)

15 Lot Single Family Residential Subdivision – Esplanade Unit 6a, Lake District

Representative &/or support:

Mr. Timothy Larkin, Owner & Developer (P O Drawer 20, Bossier City, LA 71121) No slip filled out

There was no opposition present.

A motion was made by MS. DESMARTEAU, seconded by MRS. COOPER to deny this application citing that 12 of the 15 lots proposed for this subdivision appear to be located in the pathway of the potential future corridor of Hwy 3132.

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

END OF PUBLIC HEARING

OTHER BUSINESS

- Master Plan Implementation Report

With the conclusion of the 2 UDC public hearings, we are now in the process of preparing documents for presentation to the Parish Commission & the City Council for approval. There is a joint City/Parish work session scheduled for this Friday to review the amendments to the UDC.

- Other Staff Reports

The site plans that have been approved administratively are now posted on our website. We are also posting videos of our ZBA & MPC meetings.

The report on the Firearms Free Zone should be completed in a few days.

Reminder – our annual Holiday party will be held on December 9th. Details will follow.

► **Nomination & Election of MPC Officers for 2017**

A motion was made by MR. COLVIN, seconded by DR. PENNYWELL to suspend our by-laws to vote on the 2017 slate of officers today.

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

MR. COLVIN proposed the following slate of officers: Chair – **YOUNG**, Vice Chair – **REMEDIES**, Secretary – **COOPER**

A motion was made by MR. JACKSON, seconded by MRS. SMITH to vote on the original motion (COLVIN).

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

DR. PENNYWELL proposed the following slate of officers: Chair – **JACKSON**, Vice Chair – **COOPER**, Secretary – **ANDREWS**

MR. COLVIN removed his original motion & replaced it with the following proposed slate of officers: Chair – **REMEDIES**, Vice Chair – **COOPER**, Secretary – **ANDREWS**

The Board's final vote was:

2017 CHAIR: MR. JACKSON

This motion was adopted by the following (5-4) vote: Ayes: Messrs. ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. COOPER & DESMARTEAU. Nays: Messrs. YOUNG, REMEDIES, COLVIN, & Mrs. SMITH. Absent: None.

2017 VICE CHAIR: MRS. COOPER

This motion was adopted by the following (5-4) vote: Ayes: Messrs. ANDREWS, JACKSON, Dr. PENNYWELL, & Meses. COOPER & DESMARTEAU. Nays: Messrs. YOUNG, REMEDIES, COLVIN, & Mrs. SMITH. Absent: None.

2017 SECRETARY: MR. ANDREWS

This motion was adopted by the following (6-3) vote: Ayes: Messrs. ANDREWS, JACKSON, Dr. PENNYWELL, & Mses. COOPER SMITH, & DESMARTEAU. Nays: Messrs. YOUNG, REMEDIES & COLVIN. Absent: None.

CHAIR / BOARD MEMBERS' COMMENTS

► Has staff received any information on the APA National Conference?

Mr. Sweeney said that conference will be held from May 6-9 in New York City.

ADJOURN 4:00 p.m.

Alan Young, Chair

Nancy Cooper, Secretary