

**SHREVEPORT METROPOLITAN PLANNING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING  
MARCH 16, 2016**

**NOTE: This meeting is being held at a later date this month due to staff & Board participation in the American Planning Association State Conference.**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, March 16, 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  
Winzer Andrews  
Dr. Phillip Pennywell, Jr  
Bessie Smith  
Lea Desmarteau

**Staff Present**

Mark Sweeney, Executive Director  
Sandi Austin, Administrative Assistant  
Diane Tullos, Office Administrator  
Ebony Mapp, Planner 2  
Alan Clarke, Zoning Administrator  
Stephen Jean, Deputy Director

**Members Absent**

*Michael Newman resigned & his position has not yet been filled.*

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 in 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 February 3, 2016 public hearing as submitted.**

**The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None. (One vacant position.)**

The following Consent Agenda items have been thoroughly reviewed by staff & can be approved as a group under one motion & one vote by the Board Members. The approval includes all stipulations as outlined in the Staff Recommendations for each respective case. Each Commissioner has the right to remove any item off the Consent Agenda for separate consideration if they wish further deliberation on a particular matter. Consent Agenda items do not require a public hearing, however the Chair will offer an opportunity for comments on a particular item prior to deliberation if a citizen requests so by filling out the appropriate Comment Slip located on the table at the front of the Chamber.

**CONSENT AGENDA**

**Public Comments Provided Upon Request For The Following Items:**

**CASE NO. C-14-16: SITE PLAN**

WHITLOCK & SHELTON CONSTRUCTION INC  
W & S Enterprises  
4037 Mansfield Road (NE corner of Mansfield Road & DeSoto Street)  
I-2

**Site Plan Approval - Office and Workshop**

**A motion was made by MR. ANDREWS, seconded by MR. COLVIN to approve this application subject to this tract of land being platted into a legal lot of record prior to the issuance of any permits.**

**The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None. (One vacant position.)**

**CASE NO. C-15-16: TEMPORARY USE & SITE PLAN**

ELLIS INVESTMENTS TRUST

Ellis Pottery Inc

2260 E Bert Kouns Ind'l Loop (NW side of E Bert Kouns, 1350' south of East 70<sup>th</sup> St)

B-3

**Temporary Use & Site Plan Approval - Open Air Market (Temporary Plant Sales)**

A motion was made by MR. ANDREWS, seconded by MR. COLVIN to approve this application subject to compliance with the following stipulations:

1. Temporary Use approval shall be granted for the next 3 years (2016, 2017, & 2018) for a period of 90 days only, beginning on March 1<sup>st</sup> & ending on May 31<sup>st</sup> of each year, provided that the applicant applies for & receives the required Temporary Certificates of Occupancy issued by the Zoning Administrator annually.
2. A new application shall be submitted for the 2019 season if the applicant desires to extend the temporary use on this site.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None. (One vacant position.)

**CASE NO. SC-10-16: RE-PLAT (MINOR)**

MOHR & ASSOCIATES INC

Youree Washington LLC

(NW corner of Youree & E Washington approx. 190' north of E Washington)

B-2A, B-2-E & B-3

**3 Lot Commercial Subdivision - 2640 Youree Commercial Subdivision**

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None. (One vacant position.)

**CASE NO. SP-7-16: PRELIMINARY & FINAL PLAT (MINOR)**

MOHR & ASSOCIATES INC

Brenda Lewis

1020 Oak Grove (North side of Oak Grove, 350' west of Mt Pleasant Ave)

R-A

**1-Lot Residential Subdivision – Mt Pleasant Acres Unit 2**

A motion was made by MR. ANDREWS, seconded by MR. COLVIN to approve this application subject to the conditional stipulation that Case No. BAP-6-16 is approved for a variance in the lot size by the ZBA. If this request is not approved, the submitted plat will be deemed null & void by the MPC.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None. (One vacant position.)

**END OF CONSENT AGENDA**

**PUBLIC HEARING**

**CASE NO. P-2-16: ZONING REQUEST**

POLARIS SERVICES LLC

Lagniappe Lending LLC

(South side of Blanchard Latex Road approx. 1320' west of Quiet Acres Road)

R-A

**R-A to R-MHS**

**Mobile Home Subdivision**

**Representative &/or support:**

Mr. Ricky Wood, Polaris Services (3602 N Market, Shreveport, LA 71107)

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 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None. (One vacant position.)

**CASE NO. SP-9-16: PRELIMINARY & FINAL PLAT**

POLARIS SERVICES LLC

Lagniappe Lending LLC

(South side of Blanchard Latex Rd approx. 1320' west of Quiet Acres Rd)

R-A

**16 Lot Mobile Home Subdivision - Homeland Countryside Unit 1 Correction Plat**

**Representative &/or support:**

Mr. Ricky Wood, Polaris Services (3602 N Market, Shreveport, LA 71107)

There was no opposition present.

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None. (One vacant position.)

**CASE NO. SP-12-16: RE-PLAT**

JUSTIN LINDSAY

Leigh Anne Bradford et al

(North side of Old Mooringsport Road approx. 221' east of Pine Acres Road)

R-1D

**7 Lot Residential Subdivision - Re-plat of Lot 1, Fruitland Aces Subdivision**

**Representative &/or support:**

Mr. Justin Lindsay (1402 North Forty Drive, Shreveport, LA 71107) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None. (One vacant position.)

**CASE NO. C-6-16: PUD ZONING REQUEST & PRELIMINARY SITE PLAN**

AILLET, FENNER, JOLLY & MCCLELLAND INC

Franks Investment Co LLC

6855 Monique Rene Ave (North side of Greenwood Rd, 2087' west of Bert Kouns)

R-A & R-A(SPI-2)

**R-A & R-A(SPI-2) to PUD, I-1 & Preliminary Site Plan Approval**

**Warehousing, Distribution & Manufacturing Facilities**

**Representative &/or support: (9 stood in support)**

Mr. Mark Snow, Aillet Fenner Jolly & McClelland (3003 Knight Street, Suite 120, Shreveport, LA 71105) No slip filled out

Mr. Scott Martinez, Pres. N – LA Economic Development (225 Winged Foot Drive, Shreveport, LA 71106)

Mrs. Bennie Mae Harrison (6821 Greenway Ave, Shreveport, LA 71119)

**(Also introduced by the applicant as present to support the application but not speaking – Mayor Ollie Tyler - CAO Brian Crawford - Bobby Jelks, Franks Investment Co – Liz McCain, Director of Economic Development.**

**FOR THE RECORD: Parish Commissioner Stephen Jackson sent a letter of support.**

**Speaking in opposition: (34 stood in opposition. FOR THE RECORD: A petition with 287 signatures was submitted.**

Mr. Fred A. Caldwell, Sr (7480 Greenwood Road, Shreveport, LA 71119)

Mrs. Rhonda Phillips Sanders (4103 Calderwood Drive, Shreveport, LA 71119)

Mrs. Dee M. Davis, owns business in Greenwood – No slip filled out

Mrs. Sarah Terrell, Deer Creek Estates resident – No slip filled out

Mrs. Betty Davis (3902 Monique Rene Road, Shreveport, LA 71109) No slip filled out

Mrs. Debra Alexander, Washington Lane resident – No slip filled out

Mr. Esther Monroe (6814 Morrison Drive, Shreveport, LA 71119)

Parish Commissioner Ken Epperson, Sr, Pres Timberline Home Owners Assn (3822 Treat Drive, Shreveport, LA 71119)

Mrs. Sharon Jamerson (2708 Sligo Road, Haughton, LA)

● It wouldn't take much for a "light industry" district to become a "heavy industry" district with the potential for a chemical plant & heavier uses

- The opposition feel that this use would cause “total devastation” to their neighborhood. No one even talked to the neighborhood about this.
- There is only 1 ingress/egress to this neighborhood. They cannot deal with an increase in traffic & the State doesn't have funds to widen Hwy 80
- The Hwy 80 bridge has been out for over a year now – further complicating the traffic problems. There is a lot of 18-wheeler traffic in this area.
- There is an existing Industrial Park on Bert Kouns that is under-utilized. Why can't this major investment locate there where a neighborhood won't be totally & negatively impacted? They feel like this use has been “dumped” in north Shreveport. Did anyone consider putting this in Broadmoor or on Ellerbe Road?
- Safety issues, quality of life, increased crime, noise, traffic congestion & pollution – all were major concerns by the opposition
- People moved to this neighborhood for the peace & quiet of the country atmosphere – not to hear heavy machinery & 24-hour production noise

**Rebuttal:** (Mr. Snow)

- The applicant will make many improvements in order to get this zoning. A 150' wide dense (existing) tree buffer will be maintained on the west & north sides of this property. This buffer will serve as both a sound & a sight barrier for the neighborhood. There will be aesthetically pleasing landscaping on the property & improvements will be made along Greenwood Road.
- This is a unique site in North LA. Other sites don't meet the needs of large manufacturing – warehouse facilities.
- The estimated jobs created will be 1600 to potentially 4,000 new jobs.

**A motion was made by MR. REMEDIES, seconded by MR. COLVIN to recommend that the City Council approve this application 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 along with the proposed site amenities as documented in this report;**
- **Provide a revised preliminary site plan designating the size of the detention pond and the width of the wooded buffer located at the southern end of the property (Phase 1);**
- **Provide a Traffic Impact Assessment (TIA) as required by LADOTD and official documentation of the approved Bert Kouns Industrial Loop extension and the improvements to Greenwood Rd. as a part of any future final site plan submittals for this property;**
- **Coordination with SporTran to consider establishing a bus transit stop for this site in order to adequately address the workforce transportation needs for the potential 4,000 employees that may be located at this proposed industrial park;**
- **All future final site plan submittals shall be coordinated with the end-users with the understanding that the applicant's expressed desire to exceed the required landscaping and other design standards shall be reflected in greater detail at that stage of development review.**
- **Coordination with the City of Shreveport Department of Water and Sewerage in determining the service area of the required lift station.**

**(DISCUSSION)**

● **MR. REMEDIES** said this is a unique opportunity – this group has lots of solutions for potential problems. This is close to a \$100 million investment in our community – it will provide jobs for family members who had to leave our state to find employment. This “is a gift” in jobs & economic development for our community. “Let's not be foolish & send these jobs away.”

● **MRS. COOPER** said there are a lot of fears & misunderstandings surrounding this case. A Planned Unit Development is not simple. There is a lot of give-&-take; these owners have agreed to do a lot of significant things to get this zoning.

**The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None. (One vacant position.)**

**END OF PUBLIC HEARING**

**► Consideration of the Amended Employment Agreement with the MPC Executive Director**

Mr. Sweeney asked that this item be removed from the agenda until June.

**A motion was made by MR. REMEDIES, seconded by MRS. SMITH to remove the above referenced item from our agenda until our June 1<sup>st</sup> meeting. Information for consideration shall be provided to the Board members 2 weeks prior to that June meeting.**

**The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None. (One vacant position.)**

**► Follow-up Report on the Proposed Amendment to the Current Ordinance Allowing for Administrative Approval of All Site Plans**

**A motion was made by MR. REMEDIES, seconded by MRS. SMITH to put the above referenced matter on the April 20<sup>th</sup> meeting agenda for consideration / vote.**

**The motion was adopted by the following 7-1 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL, & Meses. COOPER & SMITH. Nays: MS. DESMARTEAU. Absent: None. (One vacant position.)**

## OTHER BUSINESS

### ► Master Plan Implementation Report

**Mr. Sweeney** reported that we will soon begin the 1-on-1 meetings with elected officials in an attempt to finalize some of the elements & issues necessary to gain their support for the UDC. This process will take about 3 months. We anticipate having a joint Council/Commission reception in June, with the hope that final adoption of the UDC will occur in September. Mr. Sweeney was invited to provide an update on the UDC progress to the Commissioners at the Parish Commission's meeting tomorrow (March 17).

### ► Other Reports

- 1) After requesting guidance from the State Ethics Commission, **MR. NEWMAN** has resigned from the MPC Board due to his architectural firm having contracts with the City & the Parish. The Parish Commission anticipates naming his replacement at their meeting on March 17<sup>th</sup>.
- 2) For the April 20<sup>th</sup> MPC meeting, the Board will meet for lunch at 12:45 at Ristorante Giuseppe
- 3) The American Planning Association's National Conference will be held in Phoenix from April 1<sup>st</sup> thru 5<sup>th</sup>. We will be sending 4 staff members & MPC Board Members **REMEDIES & COLVIN**.
- 4) **Mr. Sweeney** has received a \$10,000 commitment from The Port toward the thoroughfare plan.

### ► Items for Next Agenda

- 1) New MPC Policy for Adding Agenda Items on Meeting Days

We propose that on the day of our meeting, an item cannot be added to the agenda for vote unless the Board agrees unanimously to add the item. The City Council & Parish Commission do this per State law. We will place this item on our April 20<sup>th</sup> agenda for the Board to vote on whether we should add this matter to our By-Laws.

- 2) Requested Ordinance Amendment Pertaining to Group Homes

City Councilman Oliver Jenkins has requested this amendment. We plan to adopt a provision in the UDC which requires 1,000 foot spacing between group homes. Mr. Jenkins has asked that we add this provision to our current ordinance (while we are waiting for the UDC to be finalized) to stop the proliferation of group homes in certain areas of our City. We will place this item on our April 20<sup>th</sup> agenda for the Board to vote on.

### **(Board Discussion)**

**MS. DESMARTEAU** said if everyone gets their little piece of legislation added to the current ordinance instead of waiting for the finalization of the UDC, we are wasting taxpayer's money. Piece-meal is not the way to do this. She will be open to changing the current ordinance if overwhelming support for the immediate change is presented (i.e., the Little Libraries amendment.)

**MR. COLVIN** said if the UDC ends up not getting passed this year – then this needs to be handled. This matter needs to be addressed & that is why, as Board Members, we have the right to vote it up or down.

**MRS. COOPER** said everybody on the Board is in favor of economic development. The Group Home people with an interest in this amendment have come to us. There are some risks & downsides to this. We're trying to "cut & paste" language from the UDC into our current ordinance. The Administrative Approval of site plans doesn't seem as urgent as the group home issue.

**MR. REMEDIES** said the approach he takes is to reach out to people to find out how we can do things better. As Vice-Chair, he & the Chairman are doing this. The problem begins when he is friends with someone & they tell him how to make something better – but don't want their name mentioned. Mr. Remedies doesn't want to get valuable information from someone only to have to tell them that we can't do anything with it because they don't want to be named & "people aren't made enough yet" to get it done. Each member has a vote & should feel free to vote their conscience.

**MRS. COOPER** countered that this matter is being covered in the UDC – that isn't a long wait.

**MS. DESMARTEAU** said (referring to piece-mealing the current ordinance) "So we give up because the UDC isn't done yet?" All she is asking for is transparency & the sharing of information on these critical matters with the Board & the public. If the Chair & the Vice-Chair are holding these meetings with others – it does not appear transparent &, in fact, gives the appearance of back-door dealing. As a Board, we don't want the reputation of NOT being open & transparent.

**MR. COLVIN** said some people just don't want their name out there (when requesting change).

**MS. DESMARTEAU** said then she is curious as to WHY someone doesn't want their name known if they are requesting a change. There are no repercussions.... The Board needs that information to make an informed decision.

**MR. REMEDIES** said he doesn't like the implication of back-door dealing. He's just trying to get feedback.

**MS. DESMARTEAU** stated for the record that she never accused anyone of back-door dealing.

**MR. YOUNG** said one of his biggest issues with a Board is the lack of passion by the people serving on them. What each member has to say has value & he encourages their comments.

**CHAIR / BOARD MEMBERS' COMMENTS**

**MR. REMEDIES** presented a Welcome Letter he drafted which he would like placed on top of each application packet. The letter would have the Board Members' names & contact info in the event an applicant is unhappy with a staff decision. He stressed that this is not an attempt to undermine the Executive Director – just an effort to help.

**MR. COLVIN** presented a resolution of support for the completion of I-49 thru an inner-city connector & asked that it be placed on the April 20<sup>th</sup> agenda for consideration.

► Comment & Discussion on the State Planning Conference in Houma, LA

**MRS. COOPER** served on a Little Libraries panel at the conference & her input was very valuable.

**MR. REMEDIES** & **MR. YOUNG** shared some interesting information from the conference.

**ADJOURN 5:25 p.m.**

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**Alan Young, Chair**

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**Nancy Cooper, Secretary**