

**SHREVEPORT METROPOLITAN PLANNING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING  
JUNE 1, 2016**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, June 1, 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 (arrived @ 3:30 p.m.)  
Dale Colvin  
Theron Jackson  
Dr. Phillip Pennywell, Jr  
Bessie Smith

**Staff Present**

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

**Members Absent**

Winzer Andrews  
Lea Desmarteau

**Others Present**

Brian Crawford, CAO  
Jeff Everson, City Council Rep  
Matthew Linn, Parish Commission Rep  
KTAL Channel 6  
KSLA Channel 12

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 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. COLVIN, seconded by DR. PENNYWELL to approve the minutes of the May 4, 2016 public hearing as submitted.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, & DR PENNYWELL, & Mrs. & SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.**

► Resolution to support the completion of Interstate 49 through an Inner-City Connector **(Deferred & Continued from May 4<sup>th</sup>)**

**A motion was made by MR. COLVIN, seconded by MR. JACKSON to approve this resolution as presented.**

**(Discussion)**

● **MR. COLVIN** noted for the record that although **MS. DESMARTEAU** could not be at our meeting today, she stated her support for this resolution via e-mail.

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, & DR PENNYWELL, & Mrs. & SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.**

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. SC-28-16: REPLAT (MINOR)**

MOHR & ASSOCIATES INC  
McCary's Jewelers Inc  
6900 blk Fern Loop (SE corner of Fern Circle & Fern Loop)  
B-2  
**2 Lot Commercial Subdivision – Brookmeade Commercial Subdivision Unit 4**

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**CASE NO. SP-33-16: FINAL PLAT (MINOR)**

COYLE ENGINEERING

Word of God Ministries

7200 blk Laguna Lane (West end of Laguna Lane)

R-A

1 Lot Single Family Residential Subdivision - Cypress Cove at Cross Lake

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**CASE NO. SC-34-16: FINAL PLAT (MINOR)**

FORGE ENTERPRISES LLC

3205 Forge Drive (SW corner of Forge & Greenwood Road)

I-1

2 Lot Light Industrial Subdivision - Forge Enterprises Subdivision

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**CASE NO. SP-38-16: FINAL PLAT (MINOR)**

DAVID & ALISON SPANN

9990 Wallace Lake Rd (West side of Wallace Lake Rd approx. 1136' south of Southern Loop)

R-A

1 Lot Single Family Residential Subdivision - SpannLand 316 Subdivision Unit 1

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**CASE NO. SC-40-16: FINAL PLAT (MINOR)**

MOHR & ASSOCIATES INC

Cordell Funding LLP

9500 blk Mansfield Rd (East side of Mansfield, NE corner of Ardis Taylor & Coltrane Way)

I-1

1 Lot Light Industrial Subdivision - 9595 Mansfield Industrial Subdivision

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**CASE NO. SP-45-16: FINAL PLAT (MINOR)**

TANGELA CARTER

9444 Buncombe Rd (north side of Buncombe Rd., approx.. 215' east of Clydesdale Road)

R-A

1 Lot Single Family Residential Subdivision - Tieuel Subdivision

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**CASE NO. SC-46-16: FINAL PLAT (MINOR)**

MOHR & ASSOCIATES INC

Pooch Dawg House LLC

701 E Kings Hwy (North of Kings Hwy approximately 157' west of Zeke Drive)

B-3

**1 Lot Commercial Subdivision - Camp Bow Wow Commercial Subdivision**

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**CASE NO. C-35-16: SITE PLAN AND PLANNED BUILDING GROUP**

CAMELLIA TRADING CO LLC

1500 blk W Dalzell (NE side of W Dalzell @ cul-d-sac to the west side of Linwood)

I-2

**Site Plan with Planned Building Group Approval - Warehouse**

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

1. This tract of land shall be re-platted into one legal lot.
2. A revised site plan shall be submitted to & approved by the Executive Director, indicating storm water detention per the City Engineering Department's requirements.

All stipulations shall be complied with prior to the issuance of any permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**CASE NO. C-40-16: REVISED SITE PLAN**

FBL & ASSOCIATES

Word of God Ministries

6645 W Bert Kouns Ind'l Loop (Approximately 1500' SE of Buncombe Road)

B-2

**Revised Site Plan Approval - Church/School Facility with a Recreational Area**

A motion was made by MR. COLVIN, seconded by MR. JACKSON 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 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**CASE NO. SC-48-16: FINAL PLAT (MINOR)**

FBL & ASSOCIATES

Word of God Ministries

6645 W Bert Kouns Ind'l Loop (Approximately 1500' SE of Buncombe Road)

B-2

**1 Lot Commercial Subdivision - Word of God Subdivision**

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**CASE NO. C-41-16: SITE PLAN**

MOHR & ASSOCIATES INC

70<sup>th</sup> Street TATA Inc

483 E 70<sup>th</sup> Street (South side of E 70<sup>th</sup> Street, 140' west of Thornhill Avenue)

B-3

**Site Plan Approval - Tire Shop and Used Car Sales**

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**CASE NO. C-48-16: SITE PLAN**

WHITLOCK & SHELTON CONSTRUCTION INC

IXL Propane Inc

7400 blk Trammel Dr (/West side of Trammel Drive, 350' north of Valley View Drive)

I-1

**Site Plan Approval - Showroom with Office & Warehouse**

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**CASE NO. C-49-16: REVISED SITE PLAN**

TILMER KEELS DESIGNS

AK's Tires

4030 Jewella Avenue (NW corner of Jewella Avenue & I-20)

B-3

**Revised Site Plan Approval - Tire Shop**

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

1. This property shall be platted into a legal lot of record.
2. Dimensioned elevation drawings for the proposed building & the adjoining structures shall be submitted to & approved by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**CASE NO. C-50-16: SITE PLAN**

JOSEPH PARTAIN

Castle Peak Cross Fit LLC

400 blk Ashley Ridge Blvd (SE side of Ashley Ridge, 2500' east of Ellerbe Road)

B-3

**Site Plan Approval - Cross Fit Gym**

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**CASE NO. C-51-16: SITE PLAN**

TAYLOR ROBERTSON LLC

Cordell Shreveport Property Owner LLC

9500 blk Mansfield Road (East side of Mansfield Rd, 22' south of Ardis Taylor Drive)

B-3

**Site Plan Approval - Carwash**

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

**END OF CONSENT AGENDA**

## **PUBLIC HEARING**

### **CASE NO. CA-3-16: CLOSURE & ABANDONMENT**

CADDO PARISH

Kara Lane (West end of Sandi Acres Loop)

R-A

**Closure & Abandonment of an Undeveloped Cul-De-Sac**

#### **Representative &/or support:**

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

There was no opposition present.

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, DR PENNYWELL, & Mrs. SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU. Not present for the vote: Mrs. COOPER.

### **CASE NO. C-44-16: ZONING REQUEST & PRELIMINARY SITE PLAN**

MOONBOT LLC

Caddo Parish School Board

1545 Coty Street (NW corner of Coty & Herndon Streets)

**R-3 to B-1(PUD) with Preliminary Site Plan Approval on Property Less Than the Minimum Required 5 Acres Corporate Offices for Moonbot Studios**

#### **Representative &/or support: (41 people stood in support)**

Mr. Lampton Enochs (415 Spring Lake Drive, Shreveport, LA 71106)

Mrs. Pam Atchison, Director, Shreveport Regional Arts Council (425 Dalzell, Shreveport, LA)

Mr. Chuck Meehan, Director of Volunteers of America (Home: 254 Atlantic Avenue, Business: 260 Jordan, Shreveport, LA)

City Councilman Jeff Everson (B) (1053 Boulevard, Shreveport, LA 71104)

Mrs. Janelle Willis, Highland Restoration Assn Board (649 College Street, Shreveport, LA 71104)

Dr. Lamar Goree, Superintendent Caddo Parish Public Schools (1960 Midway, Shreveport, LA) No slip filled out

Parish Commissioner Matthew Linn (4) & Pres of Crew of Highland Mardi Gras (627 Rutherford, Shreveport, LA) No slip filled out

Mr. John Miralles, Division of BioMedical Research Center (8306 Ashbourne Drive, Shreveport, LA)

Mrs. Sarah Touchstone, The Renzie Arts Group (Home: 4712 Carolyn Lane, Business: 435 Egan, Shreveport, LA) No slip filled out

Mrs. Mary Dumars, Red River Coalition of Community Gardens (8208 Burning Tree Drive, Shreveport, LA)

There was no opposition present.

A motion was made by MR. COLVIN, seconded by MRS. SMITH to recommend that the City Council approve this application subject to compliance with the following stipulations:

1. Development of the subject property shall be in substantial accord with the approved preliminary site plan;
2. Approval of this application as a 3-acre B-1 (PUD) based on the Master Plan goal of adaptive re-use of historic structures;
3. Approval of the requested uses along with the proposed site amenities as documented in this report;
4. Closure and abandonment of the two existing alleys;
5. Maintenance and expansion of outdoor recreation spaces, including: an existing basketball court and greenhouse, proposed soccer field and the addition of bike racks, picnic tables and courtside benches;
6. Preservation of the existing trees;
7. Any future signage shall be monument-type in nature and an existing pole sign will be converted to monument signage if it is ever replaced, destroyed or otherwise removed;
8. Upon development of the new parking lot, a landscaped treatment along the property lines which abut the public right-of-way at Herndon St. and Centenary Blvd. will be added in the form of: (1) a 3' minimum height of screening, except where pre-existing trees or planned additional trees require breaks and (2) be located solely on private property and allow for a clear sight triangle for drivers in order to screen the proposed parking lot from the public right-of-way and the adjacent residential neighborhood; and
9. Consider pursuing coordination with the Caddo Parish School Board and varied community organizations to revive the community garden across Lister Street.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, & DR PENNYWELL, & Mses. COOPER & SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU.

**CASE NO. C-45-16: ZONING REQUEST**

FORTIS CO LLC

1812 N Market (East side of N Market, 570' south of Nelson Street)

**B-3 to I-1**

**Millwork Manufacturing**

**Representative &/or support:**

Mr. Jeff Lowe, Fortis Co Vice President of Construction – No slip filled out

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH to recommend that the City Council approve this application subject to compliance with the following stipulation:

1. The applicant shall provide an executed driveway permit from LADOTD, or, if the LADOTD driveway permit requires substantial modification of the driveway in order to obtain the permit, MPC site plan approval shall be required. This issue shall be resolved prior to the issuance of a Certificate of Occupancy.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, & DR PENNYWELL, & Mses. COOPER & SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU.

**CASE NO. C-46-16: ZONING REQUEST & SITE PLAN**

POOCH DAWG HOUSE LLC

Labban & Labban Properties LLC

701 E Kings Hwy (North side of E Kings Hwy, 195' west of Zeke Drive)

**B-2 & B-3 to B-3-E with Site Plan Approval**

**Dog Boarding Facility**

**Representative &/or support:**

Mrs. Barbara LaBelle (410 Carnaby Court, Bossier City, LA 71111) No slip filled out

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by DR. PENNYWELL to recommend that the City Council approve this application subject to completion of the re-platting of the 2 lots into 1 lot prior to the issuance of any permits.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, & DR PENNYWELL, & Mses. COOPER & SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU.

**CASE NO. C-47-16: USE APPROVAL & VARIANCES**

REVEL COMMUNITY RESTORATION

810 Rutherford (North side of Rutherford approximately 80' west of Line Avenue)

SPI-1

**Use Approval with Variances - Multi-family Residential (Triplex)**

**Representative &/or support:**

Mr. John Sipes (423 Albany Avenue, Shreveport, LA 71105)

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

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH to approve this application & the multiple variances as outlined in this report subject to compliance with the following stipulations. All of the stipulations shall be complied with prior to the issuance of any permits.

1. Executive Director review & approval for the variance of size (190 sq. ft.) in the detached accessory building.
2. Executive Director review & approval for a variance of 1 parking space.
3. The property shall be re-platted into a legal lot of record.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, & DR PENNYWELL, & Mses. COOPER & SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU.

**CASE NO. C-52-16: ZONING REQUEST**

AB GLEN PROPERTIES LLC

1900 blk Southern Loop (South side of Southern Loop, 700' west of Norris Ferry Road)

**B-2-E to B-2**

**Commercial Mixed Use Development**

**MOTION #1:**

As the applicant was not present at the time this case was called, a motion was made by MR. REMEDIES, seconded by MR. COLVIN, to move this application to the end of our public hearing agenda.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, & DR PENNYWELL, & Mses. COOPER & SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU.

**Representative &/or support:**

Mr. Robert Aiello (300 Benton Road, Bossier City, LA 71111) No slip filled out

There was no opposition present.

**FINAL MOTION:**

A motion was made by MR.JACKSON, seconded by MRS. SMITH to recommend that the City Council approve this application as submitted with the understanding that the site plan review & approval by the MPC is required prior to the issuance of any permits.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, & DR PENNYWELL, & Mses. COOPER & SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU.

**CASE NO. P-6-16: ZONING REQUEST**

KNIGHTEN INVESTMENTS INC

Donald Friday

9800 blk Wallace Lake Road (west side of Wallace Lake Rd 160' north of Giglio Drive)

**R-A to R-A-E**

**Storage Condominiums**

**On May 4<sup>th</sup>, this case was DEFERRED & CONTINUED to the June 1, 2016 Public Meeting**

**[The applicant submitted a written request for withdrawal of this case, therefore, no action was necessary by the Board.](#)**

**CASE NO. P-7-16: ZONING REQUEST**

MOHR & ASSOCIATES INC

BMW Rentals LLC

7877 Singleton Road (West end of Brandon, south of Singleton Road)

**R-A to R-1H - Single Family Residential**

**Representative &/or support:**

Mr. Andy Craig, Mohr & Assoc Inc (1324 N Hearne, Suite 1324, Shreveport, LA 71107)

**Speaking in opposition: (9 stood in opposition)**

Mr. William Hall (5617 Brandon Road, Shreveport, LA 71107)

Mr. Gary Weeks (5594 Brandon Road, Shreveport, LA 71107)

Mrs. Charlotte Dibrazia-Urie (7832 Singleton Road, Shreveport, LA 71107)

Mr. Roland Marvels (5557 Brandon Road, Shreveport, LA 71107) No slip filled out

Mr. Joe Hasdale (5586 Brandon Road, Shreveport, LA 71107) No slip filled out

Mr. Joseph Weems, Sr (5713 Pine Hill Road, Shreveport, LA 71107)

M/M Bonnie & Johnny Hall (5581 Brandon Road, Shreveport, LA 71107)

- There is a major water & sewerage drainage issue wherein the water from Pine Hill Road & the mobile home park runs downhill onto the Brandon Road properties. There is a 10-15' drop from Pine Hill Road to Brandon Road. The water can't drain fast enough & some of the neighbors experience up to 2' of standing water in their yards during a "moderate" rainfall. While to date, nothing has been done to mitigate the homeowner's concerns about this drainage matter, if the water were to be diverted, it will still have to flow downhill, which will negatively impact one of the opposition's family compound on 10 acres "down the road."
- Raw sewerage "coming out of overflow" is what some of the residents get from the mobile home park.
- The applicant wants to put an additional 12-15 modular homes on this property – that will result in 80 units on 12 acres – which is much too dense.
- Other concerns include additional traffic, dirt & trash, noise from additional occupants, & even worse erosion caused by the drainage problem.

**Rebuttal:**

- There will not be modular or mobile homes on this property. They will be “stick built” homes & they will be sold to individuals.
- A fence will be erected so as to not allow access to Brandon Road.
- Per ordinance, they cannot make the drainage situation any worse than it already is. They will work with the Parish on the drainage issues as required.
- Currently, there are 60 mobile homes in the park now & most of them are owned by the occupants; the lots are rented out by the property owner.

**MOTION #1:**

**A motion was made by MR. COLVIN, seconded by DR. PENNYWELL, to defer & continue this application for 30 days to allow the applicant (who was not present) to deal with some of the issues raised by the opposition.**

**(Discussion)**

- The applicant is aware of the issues & chose to move forward with this application.
- The drainage issue goes above & beyond the MPC’s scope of responsibility. This issue needs to be addressed by the Parish Commission.
- Denying the zoning change will not take care of the “problem.”

**The motion failed by the following 2-5 vote: Ayes: Mr. COLVIN & Dr. PENNYWELL. Nays: Messrs., REMEDIES, YOUNG, JACKSON, & Mses. COOPER & SMITH. Absent: Mr. ANDREWS & Ms. DESMARTEAU.**

**FINAL MOTION:**

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

**(Discussion)**

- The applicant’s proposal is actually less dense than the current mobile home park.

**The motion was adopted by the following 5-2 vote: Ayes: Messrs. REMEDIES, YOUNG, JACKSON, & DR PENNYWELL, & Mrs. SMITH. Nays: Mr. COLVIN & Mrs. COOPER. Absent: Mr. ANDREWS & Ms. DESMARTEAU.**

**CASE NO. P-8-16: ZONING REQUEST & SITE PLAN**

**AB GLEN PROPERTIES LLC**

**1900 blk Southern Loop (South side of Southern Loop 1265’ west of Norris Ferry Road)**

**B-2-E to B-2 with Site Plan Approval  
Commercial Mixed Use Development**

**Representative &/or support:**

**Mr. Robert Aiello (300 Benton Road, Bossier City, LA 71111) No slip filled out**

**Speaking in opposition:**

**Mr. Steve Tyner – No slip filled out**

- When he received approval for his project, he was required to meet all kinds of special requirements to be more compatible with the neighborhood. “Because it is not economically feasible” is no reason to approve this application.

**Rebuttal:**

- Twelve years ago when this property was zoned – it was appropriate. Considering the development pattern today – it is not.
- The design is for a multi-tenant building, 150’ wide & 60’ deep. It doesn’t conform because of the roof pitch.

**A motion was made by MR. JACKSON, seconded by MRS. SMITH to recommend that the Parish Commission approve this application subject to compliance with the following stipulations:**

- 1. The 2 parcels of land shall be platted into 1 lot of legal record prior to the issuance of any permits.**
- 2. All future free-standing signage for the site shall be limited to monument signage to ensure compatibility with surrounding residential neighborhoods.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, & DR PENNYWELL, & Mses. COOPER & SMITH. Nays: None. Absent: Mr. ANDREWS & Ms. DESMARTEAU.**

**END OF PUBLIC HEARING**



## **OTHER BUSINESS**

### ▶ Master Plan Implementation Report

Mr. Sweeney is still conducting the 1-on-1 sessions with elected officials. They are going very well.

### ▶ Other Reports

The Executive Committee met yesterday to work on details of Mr. Sweeney's (amended) employee contract & to establish a policy for accessing & using the MPC's legal counsel. A draft policy with guidelines for using MPC's attorney was distributed & we anticipate a vote on the policy at the July 6<sup>th</sup> public meeting.

Another Executive Committee meeting will be scheduled in July to review the MPC's 2017 budget proposal before it is submitted to the City Council in August.

The ordinance our Board approved authorizing Executive Director approval of site plans was forwarded & recently approved by the City Council. This matter will be heard by the Parish Commission at their next meeting.

## **CHAIR / BOARD MEMBERS' COMMENTS**

**MR. REMEDIES** asked that staff go back to January, 2016, & post all of our videotaped meetings on our webpage for the public's convenience.

**MR. YOUNG** thanked the Board for their professionalism in handling the many tough cases on today's agenda.

**ADJOURN 5:45 p.m.**

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Alan Young, Chair

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Nancy Cooper, Secretary