

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
JULY 6, 2016**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, July 6, 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
Dr. Phillip Pennywell, Jr
Bessie Smith
Winzer Andrews

Staff Present

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

Members Absent

Theron Jackson

Others Present

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

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 MRS. SMITH to approve the minutes of the June 1, 2016 public hearing as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, ANDREWS, DR PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. JACKSON.

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. 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. SP-49-16: REPLAT (MINOR)

SAVOY & TINA GRANGER
9535 Powers Road (East side of Powers Road, west end of Burnley Pines Road)
R-1D
3 Lot single Family Residential Subdivision – Priceless Acres

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, ANDREWS, DR PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. JACKSON.

CASE NO. SP-50-16: FINAL PLAT (MINOR)

BILLY & MAUREEN WILKINSON
7030 N Lakeshore Drive
R-A

1 Lot Single Family Residential Subdivision – Wilkinson Estate Subdivision Unit 1

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, ANDREWS, DR PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. JACKSON.

CASE NO. SC-51-16: RE-PLAT (MINOR)

MOHR & ASSOC INC

Cordell Shreveport Property Owner LLC

9500 blk Mansfield Road (East side of Mansfield Road approximately 150' south of Ardis Taylor Drive

B-3

3 Lot Commercial Subdivision – Domino Commercial Subdivision Unit 3

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, ANDREWS, DR PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. JACKSON.

CASE NO. SC-54-16: FINAL PLAT (MINOR)

COYLE ENGINEERING CO INC

SWEPCO

6130 Union Street (West side of Union, 300' north of West 62nd Street)

I-2

1 Lot Industrial Subdivision – SWEPCO Union Street Facility

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

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

CASE NO. SC-59-16: FINAL PLAT (MINOR)

JOHN BOWMAN JR

Effie May Reed

2400 blk Martin Luther King Dr (282' east of Legardy Street)

R-1H

1 Lot Single Family Residential Subdivision – Effie May Reed Subdivision

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

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, ANDREWS, DR PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. JACKSON.

CASE NO. C-53-16: SITE PLAN

PHUOC TEMPLE

Minh Van Nguyen

2401 McCutcheon Avenue (SW corner of McCutcheon & Trigger Trail)

R-1D

Site Plan Approval – Temple

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

- 1. Zoning Board of Appeals approval of the church use application.**
- 2. An irrigation plan shall be submitted to & approved by the Executive Director prior to the issuance of any permits.**

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, ANDREWS, DR PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. JACKSON.

CASE NO. C-56-16: SITE PLAN

COYLE ENGINEERING CO INC

SWEPCO

6130 Union Avenue (West side of Union, 300' north of West 62nd Street)

I-2

Site Plan Approval – Office / Warehouse / Garage with Laydown Area

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

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

CASE NO. C-57-16: SITE PLAN

MOHR & ASSOC INC

HOTEL de Panache LLC

1500 blk 70th Street (North side of 70th Street, 600' east of Sand Beach Blvd)

B-3

Site Plan Approval – Hotel

A motion was made by MR. COLVIN, seconded by MRS. SMITH to approve this application subject to an irrigation plan being submitted to & approved by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, ANDREWS, DR PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. JACKSON.

END OF CONSENT AGENDA

NOTE: THE BOARD REMOVED THE FOLLOWING ITEM FROM THE CONSENT AGENDA

CASE NO. C-59-16: REVISED SITE PLAN

MOHR & ASSOC INC
Willow Chute Missionary Baptist Church
2645 Martin Luther King Drive (North side of MLK, 188' west of Stanley Street)
R-1H
Revised Site Plan Approval – Church Sanctuary & Family Life Center

Representative &/or support:

Mr. Donnie Barker, Mohr & Assoc (1324 North Hearne Avenue, Suite 301, Shreveport, LA 71107)
Pastor Alvin Mays (6332 Border Lane, Shreveport, LA 71119) No slip filled out

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH to approve this application subject to compliance with the following stipulations prior to the issuance of any permits:

1. The existing monument sign shall be relocated entirely out of the right-of-way for Martin Luther King Blvd & shown accordingly on a revised site plan – OR – written verification from the LADOTD stating that the sign can remain within the dedicated right-of-way shall be submitted to the Executive Director.
2. Administrative review & approval of the submitted final plat application (SAC-56-16).

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, ANDREWS, DR PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. JACKSON.

PUBLIC HEARING

CASE NO. CA-4-16: CLOSURE & ABANDONMENT

BLOOD CENTER PROPERTIES
City of Shreveport
East 617 feet of Sugarleaf & the south 385' of Ponderosa Trail
R-1D
Closure & Abandonment of Portions of Sugarleaf Trail & Ponderosa Trail

Representative &/or support:

Mr. William Talton, City Engineer's Office (505 Travis Street, Shreveport, LA 71101)
Mr. Jimmy Costello, Blood Center (8910 Linwood, Shreveport, LA) No slip filled out

There was no opposition present.

A motion was made by MRS. SMITH, seconded by DR. PENNYWELL to approve this application subject to compliance with the following stipulations:

1. The City shall retain permanent utility servitudes over the subject area until such time as they are relocated at the developer's expense.
2. A re-plat shall be submitted to & approved by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, ANDREWS, DR PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. JACKSON.

CASE NO. SC-53-16: FINAL PLAT (MAJOR)

MOHR & ASSOC INC
Riverbrook LLC
9000 blk Newcastle (East side of Newcastle, 497' north of Bert Kouns)
R-1C(PUD)
58 Lot Single Family Residential Subdivision – New Castle Pines Subdivision

Representative &/or support:

Mr. Donnie Barker, Mohr & Assoc (1324 North Hearne, Suite 301, Shreveport, LA 71107)

There was no opposition present.

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

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

CASE NO. C-54-16: ZONING REQUEST

DBW PROPERTIES LLC

9245 Wallace Lake Rd (East side of Wallace Lake Road, 180' south of Dalton Street)

B-2-A

B-2-A to B-2

Beauty shop

Representative &/or support:

Mr. Don Wilson (9245 Wallace Lake Road, Shreveport, LA 71106)

There was no opposition present.

A motion was made by MS. DESMARTEAU, seconded by DR. PENNYWELL to recommend that the City Council approve this application as submitted.

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

CASE NO. C-55-16: ZONING REQUEST & SITE PLAN

LITTLEJOHN ENGINEERING

Christ Lutheran Church, Shreveport, LA

2010 Ind'l Loop (NE corner of the Industrial Loop & St James, 293' west of Blom Blvd)

R-1D

R-1D to B-1 with Site Plan Approval

Dialysis Clinic

Representative &/or support:

Mr. Phillip Piercy, Littlejohn Engineering (1935 Twentyfirst Avenue South, Nashville, TC 37212) No slip filled out

Mr. Bryan Whatley, St James Episcopal Church (No slip filled out)

Pastor Perry Colver (3440 Beverly Place, Shreveport, LA)

Speaking in opposition:

Mr. Gordon Spigener (2110 Chase Bend, Shreveport, LA 71118)

Pastor Anthony Nations, Temple Baptist Church (2010 Bert Kouns, Shreveport, LA) No slip filled out

- Rental property on Blom has problem with water draining downhill & flooding property.
- Don't want an increase in traffic; it would be better if the building were erected to the rear of the property so it would not be detrimental to the visibility of the existing church.

Rebuttal:

- The house on Blom is built in the natural drainage path. The applicant will work with the City Engineer to address concerns on St James Road with the drainage problem
- The Dialysis Clinic will be open on Sunday only 3 times a year – Thanksgiving, Christmas, & New Years days they are closed & their patients are on a 3-day cycle for treatment. During these holidays the clinic will need to be open on Sunday to accommodate those patients.
- They plan to move their proposed building back further on the property to preserve the trees – thus there will be no negative impact on the existing church's visibility.

A motion was made by MR. ANDREWS, seconded by MRS. SMITH to recommend that the City Council approve this application subject to compliance with the following stipulations prior to the issuance of any permits:

1. ZBA approval of the requested variances in parking & hours of operation
2. An irrigation plan shall be submitted to & approved by the Executive Director

3. A revised site plan indicating the addition of a 6' high fence or wall along the north edge of the development shall be submitted to & approved by the Executive Director.

(Discussion)

- It was noted by the Board that the City Engineer may require improvements to the public road to handle the additional traffic.

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

CASE NO. C-58-16: ZONING REQUEST

MOHR & ASSOC INC
St Paul's Episcopal Church
271 & 275 Southfield Drive (South side of Southfield, 750' east of Youree Drive)
R-1D & B-1
R-1D & B-1 to R-1D
Church & Youth Center

Representative &/or support:

Mr. Donnie Barker, Mohr & Assoc (1324 North Hearne, Suite 301, Shreveport, LA 71107)

There was no opposition present.

A motion was made by MR. ANDREWS, seconded by MS. DESMARTEAU to recommend that the City Council approve this application subject to the Executive Director's administrative approval of a re-plat prior to the issuance of any permits.

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

END OF PUBLIC HEARING

OTHER BUSINESS

► **Presentation of the Caddo Parish Bicycle Plan & Implementation Opportunity**

Mr. Bud Melton made a presentation on the Bicycle Plan that was prepared by his company at the request of the Caddo Parish Commission as a component of the Northwest LA Council of Governments Long Range Transportation Plan. The plan encourages our City & Parish leaders to give equal consideration for all modes of travel that benefit everyone. The MPC Master Plan Subcommittee unanimously passed a motion to forward this plan to the MPC Board for consideration of their support.

This matter will be placed on the August 3, 2016 agenda for final consideration by the Board.

► **Consideration of Proposed MPC Legal Counsel Access Policy**

Mr. Sweeney said we discussed this policy at our last meeting which outlines how the MPC Board & Executive Director will utilize the services of the MPC Legal Counsel.

A motion was made by MR. COLVIN, seconded by MRS. SMITH to approve this Proposed Legal Counsel Access Policy with the amendment as stated (the inclusion of "three business days" in two specific sentences).

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

■ **Master Plan Implementation Report**

The Unified Development Code Elected Officials' Reception that we hosted was held at Robinson's Film Center last week. We had 37 people attend the reception. We are now ready to move forward with the 3rd & final draft of the UDC. If the Board Members have any comments – please contact Mr. Sweeney & he will meet with you to hear your concerns &/or suggestions. We are considering holding special public hearings to hear a presentation on the final UDC draft on Wednesday, August 31st, possibly at 5:30 p.m. We would then meet around September 28th (same time) to vote on this matter.

■ **Other Reports**

- The MPC Budget Committee is scheduled to meet in the MPC Conference Room on July 27th from 10 a.m. til 2 p.m. Staff will present the MPC's proposed 2017 budget to the full Board at our August 3rd meeting.
- There was a meeting of the Executive Committee last week to discuss the Executive Director's employment contract. This

committee will meet again later this month.

- On Friday, August 19th, there will be an MPO meeting to vote on the I-49 connector and to select a consulting firm. The Board Members were encouraged to attend this meeting to be held in the Chambers from 8 a.m. til noon.
- The new site plan approval procedures become effective on August 1st. We should see shorter agendas as a result.

CHAIR / BOARD MEMBERS' COMMENTS

MR. COLVIN suggested that the Board consider moving our meeting time to 2 p.m. instead of 3 p.m. We've had some long agendas lately. After some discussion, it was decided that the Board will wait until September or October to reconsider our meeting time. This is in anticipation of shorter agendas beginning August 1st (with administrative approval of site plans.)

ADJOURN 5:30 p.m.

Alan Young, Chair

Nancy Cooper, Secretary