

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
AUGUST 3, 2016**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, August 3, 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
Theron Jackson
Dale Colvin
Lea Desmarteau
Winzer Andrews
Bessie Smith

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

Nancy Cooper, Secretary
Dr. Phillip Pennywell, Jr.

Others Present

Matthew Linn, Commission District 4

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 July 6, 2016 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, ANDREWS, & Mses. SMITH, & DESMARTEAU. Nays: None. Absent: DR PENNYWELL & 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. 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-67-16: REPLAT (MINOR)

RALEY & ASSOC
William & Delores Winder
6259 S Lakeshore Drive (South side of S Lakeshore, 550' east of Pines Road)
R-1D
2 Lot Residential Subdivision – Hilltop Subdivision Unit 12

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

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

CASE NO. SP-69-16: FINAL PLAT (MINOR)

JAMES BUHITE
9235 Jefferson Paige Road (South side of Jefferson Paige Road, 1250' west of Clim Lane)
R-A
1 Lot Residential Subdivision – Buhite Subdivision

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

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

CASE NO. SC-7016: FINAL PLAT (MINOR)

BLEW & ASSOC, PA
Gannett River States Publishing Corp
222 Lake Street (Bound by Cotton, Market, Lake, & Marshall Streets)

B-4
2 Lot Commercial Subdivision – 222 Lake Street Commercial Subdivision

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

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

CASE NO. SP-71-16: REPLAT (MINOR)

LANDPOINT
Thomas & Suzette Beene
7549 N Lakeshore Drive (East of N Lakeshore approximately 260' north of W Lakeshore Drive)

R-A
1 Lot Residential Subdivision – Lake End Home Sites Unit 2

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

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

CASE NO. SP-72-16: FINAL PLAT (MINOR)

COYLE ENGINEERING CO INC
AB Glen Properties LLC
1900 blk Southern Loop (South side of Southern Loop, 1680' west of Norris Ferry Road)

B-2
2 Lot Commercial Subdivision – Southern Loop Business Center Unit 1

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

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

CASE NO. SC-74-16: REPLAT (MINOR)

STEPHEN LEROY LAND SURVEYING
Andrew & Charlotte Banker
1000 blk Abbie Glenn Lane (SE of Abbie Glenn Lane approximately 350' south of Glenn Lock Lane)

R-1B(PUD)
2 Lot Residential Subdivision – Bankers Lakeside on Long Lake

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

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

CASE NO. SC-76-16: FINAL PLAT (MINOR)

MOHR & ASSOC
Aegean First Corp
400 blk Bert Kouns (South of Bert Kouns approximately 320' west of Linwood)

B-3
1 Lot Commercial Subdivision – Auto Body Express Commercial Subdivision

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

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

CASE NO C-64-16: SITE PLAN

HALL BUILDERS INC
Rose of Shannon Baptist Church
1950 Aline Street (North side of Aline Street, 560' west of Russell Road)

B-2
Site Plan Approval – Church

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

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

CASE NO. C-65-16: SITE PLAN

ARCHITECTURE LLC
Myrtle Hill Holdings LLC
678 Egan Street (North & south sides of the 600 block of Egan Street)

B-2
Site Plan Approval – Restaurant & Parking Lot

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

1. Approval of the request for outdoor dining, a variance in parking & rear yard setback by the Zoning Board of Appeals, &
2. Provision of an irrigation plan for review & approval by the Executive Director prior to the issuance of permits.

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

CASE NO. C-66-16: REVISED SITE PLAN

SGB ARCHITECTS
Professional Park LLC
600 blk Emberwood Drive (170' west of Cobblestone Drive)

B-2
Revised Site Plan Approval – Expanded Parking Lot

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

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

CASE NO. P-11-16: SITE PLAN

POLARIS SERVICES
Tommy's Appliances
7300 blk Winderweedle Road (West side of Winderweedle Rd, 800' north of Flournoy Lucas Rd)

I-1(SPI-2)
Site Plan Approval – Appliance Repair, Warehouse, & Sales

A motion was made by MR. JACKSON, seconded by MRS. SMITH to approve this application contingent upon the submitted Use Approval application being approved by the Executive Director prior to the issuance of any permits.

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

END OF CONSENT AGENDA

CASE NO. SC-73-16: REPLAT (MINOR)

MOHR & ASSOC
Fite Family LLC
8500 blk Line Avenue (West of Line Avenue, approximately 630' north of American Way)

I-2
2 Lot Industrial Subdivision – Fite Commercial Subdivision Unit 1

Representative &/or support:

Mr. Andy Craig, Mohr & Assoc (1324 N Hearne, Suite 301, Shreveport, LA 71101)

There was no opposition present. Asking questions for clarification: Mr. Eric O'Neal (address inaudible)

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

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

CASE NO. SC-78-16: PRELIMINARY & FINAL PLAT

FORTE & TABLADA
Provenance Development Co LLC
(West side of Woodberry @ NW corner of Provenance Place Blvd & Woodberry Avenue)

R-2(PUD)
11 Lot Single Family Residential Subdivision – Provenance Phase II Unit F

Representative &/or support:

Mr. Bob Basinger, Forte & Tablada (8650 Business Park Drive, Shreveport, LA 71105)

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 7-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, JACKSON, ANDREWS, & Meses. SMITH, & DESMARTEAU. Nays: None. Absent: DR PENNYWELL & Mrs. COOPER.

CASE NO. C-62-16: ZONING REQUEST & PRELIMINARY SITE PLAN

MOHR & ASSOC INC

Reunion Development LLC

800 blk Mt Zion Road (North side of Mt Zion approximately 200' east of Kingston Road)

B-1 & B-2 to R-1D(PUD) with Preliminary Site Plan approval

Single Family Residential

Representative &/or support:

Mr. Andy Craig, Mohr & Assoc (1324 N Hearne, Suite 301, Shreveport, LA 71107)

There was no opposition present. Asking questions for clarification: Mr. Tommy Brown (1718 Shady Lane, S'port, LA 71106)

MOTION #1:

A motion was made by MR. JACKSON, seconded by MRS. SMITH to approve this application with stipulations.

This motion & second were rescinded to allow Mr. Brown to ask questions.

FINAL MOTION:

A motion was made by MR. JACKSON, seconded by MRS. SMITH to recommend that the City Council approve this rezoning along with the submitted preliminary site plan, 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. Amenities in Phase I shall be completed prior to the issuance of building permits in Phase 2
3. The community park be developed in substantial accord with a revised conceptual site plan deleting the walking trail & pavilion to be approved by the Executive Director.
4. Approval of the requested ordinance relief along with the proposed site amenities as documented in this report (except for the pavilion & walking trail revised at the applicant's request.)
5. The proposed 7' solid wood fence may be installed as homes are constructed on the residential lots abutting the commercial zoned property to the west.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. COLVIN, YOUNG, JACKSON, ANDREWS, & Meses. SMITH. Nays: None. Absent: DR PENNYWELL & Mrs. COOPER. Out of the room, Mrs. DESMARTEAU. Abstaining: Mr. REMEDIES.

CASE NO. C-63-16: ZONING REQUEST & SITE PLAN

BRUCIA UPTOWN LLC

Pierremont Office Park I & II

920 Pierremont Rd (Pierremont Office Park S-110, North side of Pierremont, east of Atlanta)

B-1(SPI-6) to B-2(SPI-6)

Restaurant

Representative &/or support:

Ms. Hilary Bransford, Vintage Realty (330 Marshall Street, Suite 200, Shreveport, LA 71101)

There was no opposition present.

A motion was made by MR. ANDREWS, seconded by MRS. SMITH to recommend that the City Council approve this application with the site plan approval subject to an administratively revised plat being submitted to & approved by the Executive Director prior to the issuance of any permits.

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

CASE NO. C-68-16: ZONING REQUEST & SITE PLAN

AEGEAN FIRST CORP

400 blk Bert Kouns (South of Bert Kouns approximately 320' west of Linwood)

B-3

B-3 to B-3-E with Site Plan Approval

Auto Body Repair Shop & Car Rental Facility

Representative &/or support:

Mr. Andy Craig, Mohr & Assoc (1324 N Hearne, Suite 301, Shreveport, LA 71107)

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 with site plan approval, subject to compliance with the following stipulations:

1. Provide a revised site plan showing a minimum 6' solid wood screening fence or a vinyl screening fence (as displayed in the applicant's submittal), starting at the security gate on the west side of the proposed building, extending westward 48' & turning south, running all the way to the south property line & starting at the security gate on the east side of the proposed building, extending east 25' & turning south, running all the way to the south property line. Both gates shall be of the same materials as the screening fence.
2. Submit a revised landscape plan that shows the trees, landscape beds, & island shown inside the fenced area at the SE corner of the "Damaged Vehicle Parking" area to be relocated to the front boundary parking area.
3. Provide an irrigation plan for the proposed landscaping.

All 3 items require the review & approval of the Executive Director prior to the issuance of any permits.

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

END OF PUBLIC HEARING

► **Consideration of the Caddo Parish Bicycle Plan**

Public Comments:

Mr. Matthew Linn, Caddo Parish Commissioner (505 Travis Street, Shreveport, LA 71101) supports this plan.

A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH to support the Caddo Parish Bicycle Plan.

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

► **Presentation & approval of the MPC's Proposed 2017 Budget**

Mr. Sweeney outlined the budget cuts that will be necessary to balance the MPC's 2017 proposal. We will have the same funding that the City has provided over the past 3 years. There is an increase in health care costs & in the Employee Retirement System costs. We are being charged for things by other City Departments. We have cut many items in the budget including travel. Since 93% of our costs are personnel related, we propose eliminating 3 positions & restructuring those positions at a lower cost.

Messrs. REMEDIES, YOUNG, & COLVIN expressed concerns with eliminating positions. There was a lot of discussion on this matter. **For a full accounting, please request a copy of the DVD.**

MOTION #1:

A motion was made by MR. COLVIN, seconded by MRS. SMITH to hold another meeting of the Board to discuss possible changes to the proposed 2017 budget on Tuesday, August 9th (the budget has to be submitted to the CAO on August 12th.)

This motion & second were withdrawn.

MOTION #2:

A motion was made by MR. COLVIN, seconded by MR. REMEDIES that any proposed release of employees requires prior approval by the full Board. All employees should have some protection.

NO ACTION TAKEN - Mr. Sweeney said the Board cannot vote on this matter today. It has to wait the prescribed 2 week period.

MOTION #3:

A motion was made by MR. COLVIN to deny the proposed 2017 MPC Budget as currently written.

Motion died for lack of second.

FINAL MOTION:

A motion was made by MS. DESMARTEAU, seconded by MR. ANDREWS to approve the 2017 MPC Budget proposal as submitted.

The motion was adopted by the following 4-3 vote: Ayes: Ms. DESMARTEAU, SMITH, Messrs. ANDREWS, JACKSON. Nays: Messrs. YOUNG, REMEDIES, & COLVIN. Absent: Dr. PENNYWELL & Mrs. COOPER.

OTHER BUSINESS

- Master Plan Implementation Report
- Other Staff Reports
 - 1) Proposed dates & meeting times for the UDC Special Public Hearings

The Board agreed on Thursday, September 29, 2016 @ 6 p.m. & on Tuesday, October 18, 2016 @ 6 p.m.

- 2) Update on new site plan review process

This new process is now on our website.

- Items for future discussion
 - 1) HPC request for September 7th MPC Agenda

The Historic Preservation Commission is requesting to be on the September 7th MPC agenda with a resolution to get approval for Certification of Appropriateness. Likewise, on the same agenda, the Highland Historic District will be requesting approval of their design review guidelines.

- 2) Reconsideration of MPC lunch & Board meeting times

This matter will be voted on at the September 7th meeting.

CHAIR / BOARD MEMBERS' COMMENTS

- ▶ Appoint Nominating Committee – Committee's Report will be a September Agenda item

Nominating Committee appointed by the Chair: **SMITH, JACKSON, REMEDIES, & COLVIN.**

ADJOURN 5:00 p.m.

Alan Young, Chair

Nancy Cooper, Secretary