

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
NOVEMBER 14, 2018**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, November 14, 2018 at 1:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met for lunch prior to the public hearing.

Members Present

Durwood Hendricks, Chair
Ronnie Bergeron, Vice-Chair
Cynthia Pearson
Alan Berry
Fred Moss, IV
Dr. Robert Stewart, Secretary

Staff Present

Alan Clarke, Interim Executive Director
Stephen Jean, Deputy Director
Markeya Daniel, Admin. Assistant
Adam Bailey, Community Planning & Design Mgr.
Manasvini Thiagarajan, Planner 1

Members Absent

Marshall Ferrell

Others Present

None

The hearing was opened with prayer led by **Mrs. PEARSON**. The Pledge of Allegiance was led by **Mr. HENDRICKS**.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers were asked to clearly state their name & mailing address. 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 Zoning Board of Appeals are subject to appeal to the appropriate governing body, either the District Court or the Caddo Parish Commission, depending on the location of the property. Appeals must be filed within 10 days from the date a decision is rendered by the Zoning Board of Appeals.

► **APPROVAL OF MINUTES**

A motion was made by **Mr. BERRY**, seconded by **Mr. BERGERON** to approve the minutes of the October 17, 2018 public hearing as submitted.

The motion approving the October 17, 2018 minutes was adopted by the following 6-0 vote: Ayes: Messrs. **BERRY, HENDRICKS, BERGERON, STEWART, & MOSS** and Mrs. **PEARSON**. Nays: None. Absent: **Mr. Ferrell**.

► **PUBLIC HEARING**

CASE NO. BAC-53-18: APPEAL OF ZONING ADMINISTRATOR DECISION

DEFERRED AND CONTINUED FROM SEPTEMBER 19, 2018 AND OCTOBER 17, 2018 ZBA PUBLIC HEARING

Applicant: DIGIVISION (STEVEN KEENE)
Owner: N/A
Location: 1297 Shreveport Barksdale Hwy and 8913 Mansfield Road
Existing Zoning: C-3
Request: **Overturn Zoning Administrator and executive Director's Administrative Decision and Direct the Executive Director to Allow Billboard(s) to be Constructed at Conforming Locations using the Existing, Approved Sign Permits**
Proposed Use: N/A

Representative &/or support:

Mr. Steve Keene, 2512 Swan Lake Road, Bossier City, LA 71111

Mr. Keene requested that this application be withdrawn.

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Dr. STEWART, to accept the withdrawal of this

application by the applicant.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HENDRICKS, BERGERON, STEWART, & MOSS and Mrs. PEARSON. Nays: None. Absent: Mr. Ferrell.

CASE NO. BAC-79-18: VARIANCE

Applicant: SOUTHLAND PRINTING COMPANY, INC.
Owner: Manno Realty Investments, Inc.
Location: 155 Cadillac Street (NE corner of Cadillac Street & N. Market Street)
Existing Zoning: I-2
Request: Variance to Electronic Board and Message Size
Proposed Use: NA

Representative &/or support:
Mr. John Manno, Jr., 213 Airport Drive, Shreveport, LA 71107
Mr. Charles Laborde, 902 N.W. Main, Bunkie, LA 71322

There was no opposition present.

A motion was made by Mr. BERRY, seconded by Mr. MOSS, to deny this application for the requested variance to replace the existing non-conforming sign.

The motion was adopted by the following 6-0 vote after a revote request by the Chair: Ayes: Messrs. BERRY, HENDRICKS, BERGERON, STEWART, & MOSS and Mrs. PEARSON. Nays: None. Absent: Mr. Ferrell.

CASE NO. BAC-80-18: VARIANCE

Applicant: BOSSIER SIGN COMPANY
Owner: Youree Park, LLC.
Location: 5711 Youree drive (West side of Youree Drive, approx. 350' South of Southfield Road)
Existing Zoning: C-UC
Request: Variance to Sign Size
Proposed Use: NA

Representative &/or support:
Mr. Bill Funderburk 1401 E. Texas Street, Bossier City, LA 71111
Mr. Chris Sutherland, 3008 West Main, Jenks, OK 74037

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Mr. BERRY, to approve the variance for a larger sign on either street front, Youree or Southfield.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HENDRICKS, BERGERON, STEWART, & MOSS and Mrs. PEARSON. Nays: None. Absent: Mr. Ferrell.

CASE NO. BAP-19-18: VARIANCE

Applicant: TEMPLE OF CHRIST CHURCH
Owner: Temple of Christ Church
Location: 2146 Pine Hill Rd. (NE corner of Pine Hill Rd. & Devereaux Rd.)
Existing Zoning: R-1-7
Request: Variance to Parking Surface
Proposed Use: Place of Worship

Representative &/or support:
Mr. Jack Lewis, Jr., 2146 Pine Hill Road, Shreveport, LA 71107
Mr. Gill Smith, 2530 Ridge Drive, Bossier City, LA 71111

A motion was made by Dr. STEWART, seconded by Mrs. PEARSON, to approve this application for the requested variance to use compacted crushed concrete and asphalt millings for the parking surface.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HENDRICKS, BERGERON, STEWART, & MOSS and Mrs. PEARSON. Nays: None. Absent: Mr. Ferrell.

END OF PUBLIC HEARING

▶ **OLD BUSINESS**

▶ **NEW BUSINESS**

▶ **OTHER MATTERS TO BE REVIEWED BY THE ZBA**

Mr. Alan Clarke, Interim Executive Director, informed the Board that there will be no December ZBA meeting; however, the MPC will be hosting an Employee Appreciation Luncheon on December 14th of which the ZBA Board members are invited to attend. A flyer was in each member's packet.

Additionally, Mr. Clarke expressed his appreciation to Ronnie Bergeron, Vice-Chair, for his service on the ZBA Board. Mr. Clarke stated that it takes a special person to serve on a Board on a volunteer basis. Mr. Bergeron thanked Mr. Clarke and the Board and informed those present that he has thoroughly enjoyed his time on the Board and that it has been a great experience. Mr. Bergeron tendered his resignation on the ZBA Board effective at the end of December 2018.

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

ADJOURN 2:02 p.m.

Durwood Hendricks, Chairman

Dr. Robert Stewart, Secretary