

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
JULY 18, 2018**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, July 18, 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
Dr. Robert Stewart, Secretary
Ronnie Bergeron, Vice-Chair
Alan Berry
Marshall Ferrell
Fred Moss, IV

Staff Present

Mark Sweeney, Executive Director
Stephen Jean, Deputy Director
Markeya Daniel, Admin. Assistant
Alan Clarke, Zoning Administrator

Members Absent

Cynthia Pearson

Others Present

None

The hearing was opened with a moment of silence. 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. BERGERON, seconded by Mr. BERRY, to approve the minutes of the May 16, 2018 public hearing as submitted.

The voting program was inoperable. A motion was made by Mr. BERRY, seconded by Mr. BERGERON, to record the votes by a show of hands.

The motion for recording voting by a show of hands was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HENDRICKS, BERGERON, FERRELL, MOSS & Dr. STEWART. Nays: None. Absent: Mrs. PEARSON.

The motion approving the May 16, 2018 minutes was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HENDRICKS, BERGERON, FERRELL, MOSS & Dr. STEWART. Nays: None. Absent: Mrs. PEARSON.

► **PUBLIC HEARING**

CASE NO. BAC-27-18: VARIANCES

<u>Applicant:</u>	MT. PARAN MB CHURCH
<u>Owner:</u>	Mt. Paran MB Church
<u>Location:</u>	1855 Russell Road (SW Corner of Russell Rd. and Hersey D. Wilson Dr.)
<u>Existing Zoning:</u>	R-1-5
<u>Request:</u>	Sign Area & Height Variance
<u>Proposed Use:</u>	Place of Worship

Representative &/or support:

Mr. Danny Miller, 3085 Keithville Rd., Keithville, LA 71047

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Mr. BERRY, to approve the requested 11 square foot variance to sign area, a variance to allow the electronic sign to be 71.6% of the overall sign area and a 4.3 foot variance in sign height given that the constructed sign meets the requirements of the previous code to which it was constructed and meets the intent of the current UDC regarding compatibility and the visual environment. Also note that, although not shown or discussed with this variance request, landscaping at the base of the sign will be required per Article 9.7.H.5.

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

CASE NO. BAC-28-18: VARIANCES

Applicant: ROOSEVELT MITCHELL
Owner: Roosevelt Mitchell
Location: 1417 Earl Street (South side of Earl Street, 140 ft. Wet of St. Vincent Avenue)
Existing Zoning: R-1-7
Request: Lot Area and Width Variance
Proposed Use: Single Family Residential

Representative &/or support:
Mr. Roosevelt Mitchell, 3641 Judson St., Shreveport, LA 71109

Opposition:
Mrs. Jeanette Caliway, 9524 Pine Cove Dr., Shreveport, LA 71118
Mr. Floyd Holmes, 1421 Earl Drive, Shreveport, LA 71108

A motion was made by Mr. BERGERON, seconded by Mr. BERRY, to approve both variances to minimum lot size and lot width since it decreases the non-conforming aspects of the applicant's property.

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

CASE NO. BAC-30-18: VARIANCES

Applicant: PROGRESSIVE BANK
Owner: Gary Fox and Harry Fox
Location: 4523 Youree Drive (NE corner of Youree and Southfield)
Existing Zoning: C-UC
Request: Variance to the Build-To-Zone, Fenestration and Rear Property Screening Requirements
Proposed Use: Financial Institution with Drive-Through

Representative &/or support:
Mr. Tom Arceneaux, 333 Texas Street, Ste 700, Shreveport, LA 71101

There was no opposition present.

A motion was made by Mr. BERRY, seconded by Mr. BERGERON, to approve the following requested variances: allow building placement to exceed the front build-to-zone requirement, reduce the fenestration requirement for the front façade to 35%, and to waive the screening requirement for the drive-through facility pertaining to the portions of the site that has shared parking. Approval of the requested variances is subject to MPC Board approval of a Special Use Permit (SUP) and site plan for a financial institution with a drive-through.

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

END OF PUBLIC HEARING

▶ **OLD BUSINESS**

▶ **NEW BUSINESS**

Mr. Mark W. Sweeney, Executive Director, announced that there were no cases for August. The next meeting for the ZBA will be on Wednesday, September 19, 2018. Public notification will be provided on the MPC website.

Mr. Mark W. Sweeney, Executive Director, announced that August 15th was his last official day with the Shreveport Caddo MPC as he has accepted a new position in Oklahoma City. He thanked the Board for allowing him to serve them for the last 4 years and suggested that an interim Executive Director will be named by the MPC Board soon with interviews for the permanent replacement to quickly follow. Mr. Sweeney will present the MPC budget to the MPC Board during the August 1st meeting with all the remaining recommended amendments to the UDC being presented as well. The transition between him, the interim Executive Director and finally the selection of a permanent Executive Director should be a smooth process and based on a good foundation.

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

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

Durwood Hendricks, Chairman, and Ronnie Bergeron, Vice-Chair, both thanked Mr. Mark W. Sweeney for his service as the Executive Director for the MPC and ZBA.

ADJOURN 1:28 p.m.

Durwood Hendricks, Chairman

Dr. Robert Stewart, Secretary