

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
MARCH 15, 2017**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, March 15, 2017 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

Alan Berry, Chair
Rick Holland, Vice Chair
Betty Osborn, Secretary
Eddie Cooper
Robert Stewart
Ronnie Bergeron

Staff Present

Mark Sweeney, Executive Director
Alan Clarke, Zoning Administrator
Stephen Jean, Deputy Director
Diane Tullos, Office Administrator
Holly Phillips, Administrative Asst
Ebony Mapp, Planner 3

Members Absent

Unfilled position of Jason Waltman

Others Present

► **CHAIRMAN'S OPENING COMMENTS**

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 City Council or the Caddo Parish Commission. 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. COOPER, seconded by MR. HOLLAND to approve the minutes of the February 18, 2017 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

► **PUBLIC HEARING**

CASE NO. BAC-23-17: SPECIAL EXCEPTION USE

JOSEPHINE JONES
1437 Grigsby Street (South side of Grigsby, 146' east of Dowdell Street)
R-1D
Mobile Home (Modular)

Representative &/or support:

Mrs. Josephine Smith (1429 Grigsby, Shreveport, LA 71108) No slip filled out

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MR. COOPER to approve this application as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

CASE NO. BAP-6-17: SPECIAL EXCEPTION USE

CHRIS BUFORD
5075 Dixie Garden Drive (East side of Dixie Garden, 1064' north of Fielder Lane)
R-1D
Secondary Residential Structure

Representative &/or support:

Mr. Chris Buford (5075 Dixie Garden Drive, Shreveport, LA 71105) No slip filled out

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. STEWART to approve this application subject to a re-plat application being submitted for administrative approval prior to the issuance of any building permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

CASE NO. BAP-7-17: SPECIAL EXCEPTION USE

WYATT PORTERFIELD

5083 Albany Road (East side of Albany 232' north of Michelle Lane)

R-A

Mobile Home (Single-Wide)

Representative &/or support:

Mr. Wyatt Porterfield (7831 Hwy 1 North, Shreveport, LA 71107) No slip filled out

There was no opposition present.

A motion was made by MR. STEWART, seconded by MR. BERGERON to approve this application as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

CASE NO. BAP-8-17: SPECIAL EXCEPTION USE

THOMAS O'QUINN

Schuyler Wright

4856 Quiet Acres Road (West side of Quiet Acres, 971' north of Calm Street)

R-A

Mobile Home (Double-Wide)

Representative &/or support:

Mr. Thomas O'Quinn (1562 Hwy 162, Benton, LA 71006) No slip filled out

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MR. COOPER to approve this application as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

CASE NO. BAP-9-17: SPECIAL EXCEPTION USE

ANTHONY & GLORIA BOLES

5800 blk Meadow Lake Country Club Road (South side of Meadow Lake CC Rd, 530' east of Keith Road)

R-A

Mobile Home (Double-Wide)

Representative &/or support:

Mr. Anthony Boles (11001 Keith Road, Keithville, LA 71047) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

CASE NO. BAP-10-17: SPECIAL EXCEPTION USE

TONDRA NETHERTON

3340 John Patton Circle (West side of John Patton Cr, 294' south of Lloyd Jones Road)

R-A

Secondary Residential Structure

Representative &/or support:

Mr. Harvey Christian (7449 Jefferson Paige Road, Shreveport, LA 71119) No slip filled out

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. STEWART to approve this application as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

CASE NO. BAP-11-17: SPECIAL EXCEPTION USE & VARIANCE

SEALY REAL ESTATE SERVICES

AB Glen LLC

1931 Southern Loop (Suites G & H / South side of Southern Loop, 1275' west of Norris Ferry Road)

B-2

Sale & On-Premise Consumption of Beer, Wine & High Alcoholic Content Beverages in a Restaurant / Hours of Operation

Representative &/or support:

Mr. Roger DeKay, Realtor (1069 Bauxhall Drive, Shreveport, LA 71106)

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve this application as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

CASE NO. BAP-12-17: VARIANCE

SEALY REAL ESTATE SERVICES

AB Glen LLC

1931 Southern Loop (Suites A, B, & C / South side of Southern Loop, 1275' west of Norris Ferry Road)

B-2

Hours of Operation

Representative &/or support:

Mr. Roger DeKay, Realtor (1069 Bauxhall Drive, Shreveport, LA 71106)

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MR. BERGERON to approve this application subject to the applicant's receiving Use Approval for a Health Studio by the MPC Board prior to the issuance of any permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

END OF PUBLIC HEARING

► **OTHER BUSINESS**

Master Plan Implementation Report

- On February 28th the City Council adopted the UDC with the amendments we submitted. We anticipate a final vote by the Parish Commission on March 23rd. The effective date of the UDC implementation is May 15, 2017.
- Staff is currently in training on the UDC requirements & we hope to complete this training in April with the help of the consultants.
- We will schedule a series of outreach educational forums for the public.
- Mr. Sweeney explained the "overhang effect" during which the dates for the beginning of the UDC implementation overlap the current ordinance criteria. By August, all of our applications should fall completely under the UDC requirements.

Other Staff Reports

- The Board will have lunch at a restaurant prior to the April 19th meeting.

► **BOARD MEMBER COMMENTS**

- Mr. Sweeney reported that at the City Council meeting yesterday, 3 of our ZBA members were replaced. We had asked for a replacement for Jason Waltman, who resigned in February, 2016 due to scheduling conflicts with his job. While we were aware & had notified the Mayor's Office that 2 of our members' terms had expired, we were completely unaware that the Mayor had submitted names of replacements for those members.

Members being replaced are: **JASON WALTMAN, BETTY OSBORN, & RICK HOLLAND.** They are being replaced by: Marshall Ferrell, Durwood Hendricks, & Cynthia Pearson. Apparently these replacements were discussed at a Department Head Staff Meeting - which is held each Monday morning in the Mayor's Office. Since Mr. Sweeney is not a City "Department Head", Mr. Sweeney does not attend every one of these meetings. No effort was made by the Mayor's staff to discuss this matter with us prior to the action taken at City Council yesterday.

- Chairman Berry & Board Members thanked Betty & Rick for all of their experience, knowledge, sense of civic responsibility & help they have given to fellow members over the years. What they contributed to this Board & to the citizens of Shreveport & Caddo Parish was invaluable.
- **MRS. OSBORN & MR. HOLLAND** said they have enjoyed working with the Board, current & past staff members, & (retired Director) Mr. Kirkland over the many years they have served on this Board.

ADJOURN 1:45 p.m.

Alan Berry, Chairman

Betty Osborn, Secretary