

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
June 21, 2017**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, June 21, 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
Ronnie Bergeron, Vice Chair
Dr. Robert Stewart, Secretary
Eddie Cooper
Marshall Ferrell
Cynthia Pearson
Durwood Hendricks

Staff Present

Mark Sweeney, Executive Director
Alan Clarke, Zoning Administrator
Judy Negrete, Management Assistant
Holly Phillips, Administrative Assistant
Stephen Jean, Deputy Director
Ebony Mapp, Planner III

Members Absent

None

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. BERGERON seconded by Mr. HENDRICKS to approve the minutes of the May 17, 2017 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, Dr. STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

► **PUBLIC HEARING**

CASE NO. BAC-54-17: SPECIAL EXCEPTION USE

ALINE M. MYERS, RICK MYERS, ALEXIA S. MYERS
2929 Amelia Avenue (South side of Amelia Avenue, 515' east of Lotus Lane)
R-1D (R-1-7 under the UDC)
Secondary Residential Structure & Mobile Home (Modular)

Representative &/or support:

Mrs. Aline Myers (2929 Amelia Avenue, Shreveport, LA 71108)

There was no opposition present.

A motion was made by Mr. COOPER, seconded by Mrs. PEARSON to approve this application as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, Dr. STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAC-56-17: VARIANCE

RALEY & ASSOCIATES, INC.
CHC REALTY, LLC
8943 Kingston Road (East side of Kingston Road, 3,101' south of Inner loop Expressway)
B-3 & I-1 (C-4 under the UDC)
Storage Warehouse
Screening Fence Requirement

Representative &/or support:

Mr. Michael Kelsch (4903 Shed Road, Bossier City, LA 71111)

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Mr. COOPER to approve with the following stipulations:

1. Waiver of required sight obstructing fencing on the north and south side until such time that the adjacent property to the north or south develops residentially.
2. Waiver of the fencing on the south side will only remain in effect as long as all storage remains within an enclosed structure. The introduction of outdoor storage on the site would require the erection of a sight obstructing fence along the south property line for a distance of 225 feet as measured from the Kingston Road right-of-way.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, Dr. STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

END OF PUBLIC HEARING

► OTHER BUSINESS

Master Plan Implementation Report

- New forms, i.e., applications, etc. have been updated to reflect information for new UDC code
- Due to Parish not having adopted the UDC to this date, their forms reflect information from the existing code.
- New zoning interactive maps are available through the website, developers are happy with this change.
- With the adoption of the UDC, there are some errors that require "housekeeping/corrective" measures. At present 27 are being reviewed by the MPC Board
- Tischler-Bise, from Bethesda MD, is the consultant to be used to conduct an MPC Financial Sustainable Study to determine the monies that should be contributed by the City and Parish based on the work load for each of the entities. Tischler-Bise previously worked with Goody Clancy as a sub-contractor on the Master Plan for the City/Parish.

► CHAIRMAN/BOARD MEMBER'S COMMENTS

ADJOURN 1:27 p.m.

Alan Berry, Chairman

Dr. Robert Stewart, Secretary