

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
APRIL 13, 2016**

Agenda Item No. 3

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, April 13, 2016, 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, Chairman
Jason Waltman, Vice Chairman
Betty Osborn, Secretary
Robert Stewart
Rick Holland
Eddie Cooper

Staff Present

Mark Sweeney, Executive Director
Sandi Austin, Administrative Assistant
Stephen Jean, Deputy Director
Ebony Mapp, Planner 2
Alan Clarke, Zoning Administrator
Diane Tullos, Office Administrator

Members Absent

Ronnie Bergeron

Others Present

► CHAIRMAN'S OPENING COMMENTS

NOTE: The March 9, 2016 Public Hearing was cancelled due to severe flooding. The applications from that agenda have been carried forward to this agenda.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers were requested to give their name, mailing address, & to speak clearly into the microphone. 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. HOLLAND, seconded by MR. WALTMAN to approve the minutes of the February 10, 2016 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: Mr. BERGERON.

► PUBLIC HEARING WITH DEFERRED & CONTINUED CASES LISTED FIRST

CASE NO. BAC-14-16: VARIANCES

ELBERT & BETTY MINNIEFIELD
3108 Sandra Drive (West side of Sandra Drive, 1116' north of Yarborough Road)
R-1D

Accessory Structure Size and Façade Materials

Representative &/or support: (A letter of support was submitted on behalf of a neighbor.)
M/M Elbert & Betty Minniefield (3108 Sandra Drive, Shreveport, LA 71119)

There was no opposition present.

A motion was made by MR. COOPER, seconded by MR. STEWART to approve the variance in size to allow a 1,200 sq. ft. accessory structure & to deny the request for a variance in the materials allowing instead a combination of brick & wood siding to match neighborhood homes. This approval is contingent upon the applicant providing elevation drawings showing the required façade.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: Mr. BERGERON.

CASE NO. BAP-6-16: SPECIAL EXCEPTION USE & VARIANCE

BRENDA LEWIS & GENN ANNE THOMAS
1020 Oak Grove Lane (North side of Oak Grove Lane, 350' west of Mt Pleasant Ave)
R-A

Mobile Home (Double-Wide) – Variance in Lot Size

Representative &/or support:

Mr. Charles Jackson (?) (3801 Scenic Drive, Shreveport, LA 71119) No slip filled out

There was no opposition present.

A motion was made by MR. WALTMAN, seconded by MR. HOLLAND to approve this application permitting both the mobile home & the lot size variance request.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: Mr. BERGERON.

CASE NO. BAP-7-16: SPECIAL EXCEPTION USE

CHRISTOPHER & SANDI KRACMAN

4530 Pine Knoll Drive (East side of Pine Knoll Drive, 678' north of Kent Road)

R-A

Mobile Home (Double-Wide)

Representative &/or support:

M/M Chris & Sandi Kracman (4530 Pine Knoll Drive, Shreveport, LA 71107)

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, WALTMAN, HOLLAND, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: Mr. BERGERON.

CASE NO. BAC-18-16: SPECIAL EXCEPTION USE

ALICIA BAGLEY

Joseph Bagley Sr

1700 blk Joe Louis Blvd (East side of Joe Louis Blvd, 170' north of Jamison Street)

R-1H

Mobile Home (Double-Wide)

Representative &/or support:

Mr. Joseph C. Bagley, Sr. (1722 Joe Louis Blvd, Shreveport, LA 71107)

There was no opposition present.

A motion was made by MR. STEWART, seconded by MR. COOPER to approve this application subject to the 2 lots being replatted into one lot of record prior to the issuance of any permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: Mr. BERGERON.

CASE NO. BAC-22-16: SPECIAL EXCEPTION USE

WILLIAM EALY et al

2830 5th Street (North side of 5th Street, 747' west of Audrey Lane)

R-1H

Mobile Home (Single-Wide) & Temporary Secondary Residence

Representative &/or support:

Mr. William Ealy (2830 5th Street, Shreveport, LA 71107)

A motion was made by MR. WALTMAN, seconded by MR. COOPER, to hear this case out of agenda order to allow staff to speak with the applicant for clarification.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: Mr. BERGERON.

NOTE: The applicant withdrew this application during the public hearing. No Board action was necessary.

CASE NO. BAC-23-16: SPECIAL EXCEPTION USE

SALAH HASSAN

4920 Jewella Ave (SW corner of Jewella & Doris)

B-1 & R-1D

Package Beer & Wine Sales in a Convenience Store

Representative &/or support: (A petition with 200+ names was submitted in support)

Mr. Daryll Paulk (1623 W Kirby, Shreveport, LA 71103) No slip filled out
Ms. Megan Edwards (9730 Baird Road, Apt 23, Shreveport, LA 71118) No slip filled out
Mrs. Jean Woods (4004 Doris Street, Shreveport, LA 71109)

There was no opposition present.

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

The motion was adopted by the following 4-2 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, & MRS. OSBORN. Nays: Messrs. COOPER & STEWART. Absent: Mr. BERGERON.

CASE NO. BAP-8-16: SPECIAL EXCEPTION USE

ROSELLA RUST
Ollis Wayne Rust
8010 Blanchard Latex Road (North side of Buncombe Road, 2286' west of Greenwood Springridge Road)
R-A
Mobile Home (Double-Wide) & Secondary Residence

Representative &/or support:

Mrs. Rosella Rust (5943 Dianne Street, Shreveport, LA 71119)

There was no opposition present.

A motion was made by MRS. OSBORN, seconded by MR. HOLLAND to approve this application subject to the tract of land being platted into a legal lot of record prior to the issuance of any permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: Mr. BERGERON.

CASE NO. BAP-9-16: SPECIAL EXCEPTION USE & VARIANCE

STEVE GROSS HOMES
Rosa Jones
1049 Scarpengo Road (East side of Scarpengo Road, approximately 820' north of Old Mooringsport Road)
R-A
Mobile Home (Single-Wide) & Variance in Lot Size

Representative &/or support:

Mr. Russell Martin, Steve Gross Homes (6898 Hwy 1, Shreveport, LA 71115)

There was no opposition present.

A motion was made by MR. COOPER, seconded by MR. STEWART to approve this application to permit both the mobile home & the lot size variance request.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: Mr. BERGERON.

CASE NO. BAP-10-16: SPECIAL EXCEPTION USE

LAROUGE STEAK & SEAFOOD
Branton Food Services, LLC
2400 E 70th Street (North side of E 70th Street, 800' east of Dixie Garden & E 70th Street)
B-2
On-premise Consumption & Sale of Beer, Wine & High Alcoholic Content Beverages in a Restaurant

Representative &/or support:

Mrs. Cassandra Johnson (9358 Savannah, Shreveport, LA 71118) No slip filled out

There was no opposition present.

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

1. Alcohol & food service &/or sales shall be restricted to the areas specifically designated for this purpose on the restaurant's submitted floor plan.
2. Receipts from food sales shall be at least 60% of the gross food & alcoholic beverage sales. Food services shall be available at any time the restaurant is open for business.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: Mr. BERGERON.

▶ OTHER BUSINESS

Master Plan Implementation Report

Mr. Sweeney distributed a flyer of information which is also a copy of a poster that is being displayed at 11 library locations. It contains a question survey & contact information in an effort to give citizens who don't have access to a computer an opportunity to comment on the UDC draft. We have completed 11 public outreach meetings. We have begun the 1-on-1 meetings with Parish & City elected officials & should complete those meetings by early June. We anticipate holding a joint Parish/City & Board reception in June. In July, we should have the 3rd & final draft available. This final draft will be presented to the MPC Board in August. By the September MPC public meeting, we should have a vote by the Board. We anticipate forwarding this document to the City Council in October & to the Parish Commission in November, 2016. Training will be offered to staff & others & we expect it will take 2-3 months to begin implementing the final UDC document. Our tentative goal for implementation should begin in early 2017.

Miscellaneous

Budget-wise, Mr. Sweeney said we will try to provide funding for each of our Board members to attend the National Planning Association Conference in Shreveport next year.

▶ BOARD MEMBER COMMENTS - None

■ ADJOURN 2:10 p.m.

Alan Berry, Chairman

Betty Osborn, Secretary