



Minutes

November 5, 2021

The City of Alexandria Zoning Commission (ZC) met in the City Convention Hall on October 25, 2021 at 4:00 P.M. pursuant to requests for Rezoning in accordance with Chapter 28 of the City’s Land Development Code.

Members Present: Mr. Ellis Saybe, Chairperson
 Mr. George White
 Mrs. Joe Betty Sterkx
 Mr. Chad Soprano
 Mr. Damon Bernard

Planning Director: Mrs. Melynda Gremillion
Zoning Analyst: Mrs. Ruth Basco
 Mrs. Angela Guillot

Legal Counsel: Mr. Bob Bussey
 Mr. Lewis Lauve

Mr. Saybe opened the meeting at 4:00 P.M., introduced the Commissioners and proceeded to explain the rules and procedures of the Zoning Commission. Mr. Saybe also made clear to the audience that this is an advisory committee and makes recommendations to the City Council. The City Council considers the Zoning Commission’s recommendation but makes the final determination as to whether the ordinance will be passed and the property rezoned.

Roll call is taken by Ms. Basco, whom then proclaims a quorum.

Mr. Saybe states that there are two Item’s on the Agenda. Item # 1 is an application on behalf of James Bartley Vanderhoeven, requesting a rezoning of parcels of land located on 3105,3107,3111,3031 Dawkins Street and described as:

LOTS 12,13 AND 14 OF THE EXTENSION OF MARYCOURT SUBD. AS PER PLAT BOOK 5, PAGE 147, RECORDS OF RAPIDES PARISH, LOUISIANA. SECTION 34 TOWNSHIP 04N RANGE 01W ***PARCEL I.D.’S # 24-34-6120-12, 24-34-6120-13, & 24-34-6120-14***

AND LOT 8 SQUARE 3 OF HIGHLAND PARK ADDITION TO THE CITY OF ALEXANDRIA, PER PLAT THEREOF RECORDED AT PLAT BOOK 7, PAGE 172,

OF THE RECORDS OF RAPIDES PARISH LOUISIANA *** PARCEL I.D. 24-35-4135-25***

Upon being called forward, Mr. Vanderhoeven states his name and address. He gives a brief history of the property, stating he owns the shopping center on Jackson Street and four rental houses on Dawkins Street that back up to the Jackson properties, in which two are uninhabitable. The cost to fix them up to rent would not be worth the investment and that they also have insufficient parking. Therefore, he considered tearing down two, making small businesses out of the remaining two. He states They would be accessible through the Jackson Street side, and that would also allow for much needed overflow parking for the Shopping Center. He acknowledges and understands that people have been in that neighborhood along time, it's a beautiful neighborhood and he would be willing to put up fences to conceal the area and put cameras up as well.

Mr. Soprano wants to confirm and ask if he planned on putting parking, tearing down two of the structures and would make the other two businesses. Mr. Vanderhoeven explains his need for more parking and that yes he would probably demo two.

Mr. Bernard asks what he had in mind to put there. Mr. Vanderhoeven states small businesses but no shopping center.

Mr. Saybe ask if there is anyone present in support and no one comes forward. He then proceeds to call those in opposition.

James Bertrand who lives at 3007 Dawkins Street states he has lived there 35 years and was around when the shopping center was built and recalls at that time there was an attempt to rezone the property that was denied. He addressed his concerns about the late night, early morning noises that the shopping center created, as well as drainage issues the parking lot might put on their street.

Mr. David Peterman agrees with Bertrand's sentiments and also states they do not want to live with the extra traffic the proposal would create.

Mr. Kevin Way comes forward in opposition as well and states he has owned property there since 2001 and resonates that drainage is a problem, has had flooding and agrees with the late night noise. He wants to know why this proposal would make it any better.

Next Mrs. Louise Spence comes forward and conveys the fact that this is the second time this proposal has been addressed. Her husband fought Mr. Vanderhoeven's father prior on the same issue. She states when a business owner wants to rezone, it is for their own benefit not that of the neighborhoods and changes to the neighborhood causes complications. She continues by stating that a lot of the people on that street sit out on their front porches, take walks etc. They do not want businesses around them and that a neighborhood needs to be kept a neighborhood by keeping the zoning for such; and there is no guarantee of what businesses might be there.

Mr. Saybe asks if there is anyone else in opposition and recalls Mr. Vanderhoeven to the stand. He is asked if he has any comments in response to the opposition.

Mr. Vanderhoeven states he will address the noise concerns moving forward, that he is glad they brought to his attention the timing of the dumpster pickup and that he is planning to head some of it off with building a fence. He states he would get with the City Planning Department on the drainage, add landscaping and that it would benefit everyone to demo the two old houses.

Mr. White asks him what type of businesses he might would put there and if new structures would be built. Mr. Vanderhoevan states no new structures would be built and Mr. Saybe presents that everything would have oversight and would have to go through the City's permitting process with zoning, planning etc.

Mr. Soprano ask for any middle ground and could a B-3 zone go there.

Mrs. Gremillion suggests that maybe an office overlay could be a possibility.

Mrs. Spence states that he already has 2 properties that are encroaching.

A Motion to deny the application is made by Mr. Bernard and seconded by Mrs. Sterkx. A vote was called; all were in favor to deny 4 to 0.

Mr. Saybe explains to the audience moving forward how the process works

Mr. Saybe moves to Item # 2 on the Agenda, that an application has been submitted by Daniel Ahrens on behalf of Ahrens Interest LLC requesting a rezoning of 4108 Coliseum Blvd., Alexandria, Louisiana to allow Fast Food Restaurants / Drive Thurs at the site. The property is described as:

**LOT 1 & 2 OF HEYMAM LANE SUBDIVISION AS PER PLAT BOOK THEREOF
RECORDED AT PLAT BOOK 8, PG.167, RECORDS OF THE RAPIDES PARISH,
LOUISIANA *** PARCEL I. D. # 24029-4070-1 *****

Dan Aherns is called forward states his name and address and relays the purpose of his application. He states that after purchasing the property, he had an abandoned house tore down that was an eye sore. He explains his plans to redevelop the property and that he is currently in a contingent contract with a chain store coffee shop that requires a drive through service, therefore needing the rezoning to allow for it.

Mr. Saybe ask if there is anyone present in support and then in opposition.

Mr. Peterman comes forward, states that he owns property to the east side of Mr. Ahrens, he's not totally in opposition but has concerns about the traffic in that area, and if the egress will make it worse even though he knows the it would be monitored by the city.

Mr. Saybe states he understands his concerns but agrees the City will regulate it, and in reality a house would probably never be built there.

Mr. Saybe asks if there is anyone else in opposition, and ask the Commissioners if they have any questions.

Mr. Soprano moves for a motion to grant Mr. Aherns petition. Mr. Bernard then seconds.

Mr. Saybe states that it's been moved by Mr. Soprano and seconded by Mr. Bernard that his application be recommended for approval. He then calls for all in favor to signify by saying "Aye". All are in favor 4-0

Mr. Saybe states to let the record reflect that it's a unanimous decision of the board that Mr. Aherns be recommended for approval. He then explains the process that it goes on to the City Council and takes a couple of weeks for introduction and he should stay in touch with the planning office.

The Minutes were next on the Agenda. Motion to approve was made by Mr. White and seconded by Mr. Soprano.

Motion to adjourn was made by Mr. White and seconded by Mr. Soprano adjourned at 4:52 P. M.


Acting Chairman