

CITY OF ALEXANDRIA
Planning Division

Zoning Commission Meeting
Vol. 1
November 27, 2017



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CITY OF ALEXANDRIA - PLANNING DIVISION
ZONING COMMISSION MEETING

Before Lauren A. Denham, Certified Court Reporter, at the Alexandria City Hall City Council Chambers, 915 3rd Street, Alexandria, Louisiana, on Monday, November 27, 2017, beginning at 4:00 p.m.

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APPEARANCES :

COMMISSIONERS :

JOE BETTY STERKX
GEORGE WHITE
ELLIS SAYBE
CHAD SOPRANO
DAMON BERNARD

ALSO PRESENT :

DELORES BREWER
RUTH BASCO
ROBERT L. BUSSEY

SPEAKERS :

GREGORY UPTON
MICHAEL HANKINS
CLIFFORD MOLLER
CHUCK JOHNSON
TREY GIST
HARRY SILVER
GRAHAM KRAMER

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EXHIBITS:

- Exhibit 1 (THINKAlex Resiliency Plan-in globo)
- Exhibit 2A (Initial Resolution 9654-in globo)
- Exhibit 2B (Ordinance 81-2017-in globo)
- Exhibit 2C (Council Meeting Agenda-in globo)
- Exhibit 2D (Proposed Resolution-in globo)
- Exhibit 3 (Revitalizing the Neighborhood)

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1 MR. SAYBE:

2 All right. It's 4:00 so we will start with
3 this November meeting of the Alexandria Zoning
4 Commission. I'll start by introducing the
5 council members and then we'll have a roll
6 call, which is a formality.

7 I'm Ellis Saybe, the Chairman of the
8 Commission. On my far left is Damon Bernard.
9 Chad Soprano is on my immediate left. On my
10 immediate right is Mr. George White and on my
11 far right is Mrs. Joe Betty Sterkx. And we
12 have, for the first time in a long time, we have
13 five members on the Commission and they're all
14 here. So if we'd have a formal roll call at
15 this point.

16 MS. BASCO:

17 Yes, sir. Mr. Saybe?

18 MR. SAYBE:

19 Present.

20 MS. BASCO:

21 Mr. White?

22 MR. WHITE:

23 Present.

24 MS. BASCO:

25 Mr. Bernard?

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1 MR. BERNARD:

2 Present.

3 MS. BASCO:

4 Mr. Soprano?

5 MR. SOPRANO:

6 Present.

7 MS. BASCO:

8 Mrs. Sterkx?

9 MRS. STERKX:

10 Present.

11 MS. BASCO:

12 Okay. And we have quorum, Mr. President.

13 MR. SAYBE:

14 That we do. Okay. I normally give a little
15 introduction but I think this is kind of
16 recessed meeting so I'll try to keep those
17 comments brief and we'll get right to the meat
18 of the matter. The one thing that I always go
19 over though is we ask you to when you're
20 addressing the Commission or if you're involved
21 in a discussion, always address the Commission,
22 not each other because that leads to kind of
23 emotional, personal responses and less than
24 civil interaction. So if you're going to speak
25 in support of the matter you'd come to the

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1 podium and you'd address the Commission. When
2 it's time for opposition we'd ask those people
3 to come to the podium and address your
4 Commission. Always give your name and address
5 so the ladies taking the minutes can have them
6 -- have you in the minutes with your address in
7 case you would ever have to be notified.

8 Having said that, we only have one thing on
9 the agenda today which is kind of recessed from
10 the October meeting and that's an application
11 on behalf of GAEDA Alexandria, Greater
12 Alexandria Economic Development Authority
13 represented by Mr. Garrett Carter of Hankins
14 Development requesting re-zoning of property
15 located at 3017 Masonic Drive. That's Lots 3,
16 4, 5, 6, 7, 8, 9 and part of Lot 10, Square 9,
17 Bacon Place. I think that's a few more lots
18 than we're actually re-zoning; is that correct,
19 Mr. Upton?

20 MR. UPTON:

21 Yes, sir, it is. It's 3, 4, 5 and 6.

22 MR. SAYBE:

23 Okay, that's what I thought. Okay. The
24 re-zoning application is from SF-2, single
25 family moderate density district to single

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1 unlimited commercial district to allow for the
2 development of all lots to construct a Family
3 Dollar store.

4 Mr. Upton, I assume you'll lead off with a
5 --

6 MR. UPTON:

7 Yes, sir. Thank you, Mr. Chairman. My
8 name is Greg Upton, address 2001 MacArthur
9 Drive, Alexandria, Louisiana, and I'm here on
10 behalf of GAEDA, the applicant for the re-
11 zoning. And then after I speak I'd like to turn
12 it over to Mr. Michael Hankins a few minutes
13 and he'll tell you what the plans are the
14 property.

15 I'd like to hand you right now a hand out if
16 I could a current zoning plat that shows what
17 we're here about today. I find it's more times
18 easier to visualize something than explain
19 something.

20 MR. SAYBE:

21 Yes, sir.

22 MR. UPTON:

23 If you look at the plat I just gave you,
24 it's the current zoning. You can see Masonic
25 Drive on there just to give you some

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1 perspective. And all, you see all the yellow,
2 that's already zoned commercial in this area.
3 All the lots that are on Masonic Drive were
4 initially zoned commercial and apparently all
5 the lots on the blocks that weren't on Masonic
6 Drive, were on Hebert Street, were zoned Single
7 Family-2. As you can see, we're -- the lots
8 we're seeking to re-zone are the ones in pink.
9 So we're just that little island of pink among
10 all that yellow commercial property there.

11 Over the years as things have changed, all
12 the property that bordered on Hebert Street has
13 been slowly re-zoned to commercial. And you
14 can see I have the different references. The
15 lots that are to the northeast of the property
16 we're seeking to have re-zoned, which re-zoned
17 in 1993 from a Single Family-2 to C-1, and
18 that's what we're asking for today. The lot
19 next to that one was re-zoned in 2000 from
20 single -- Single Family-2 to C-1. And the lots
21 northeast of that were re-zoned in 2012 from C-
22 2 -- or to actually C-2. So as you can see,
23 we're really the last of the property in this
24 area that is seeking to be re-zoned commercial.
25 MR. SAYBE:

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1 Okay.

2 MR. UPTON:

3 And GAEDA has been trying to give you a
4 little history on this. GAEDA's been trying to
5 sell this property for over ten years. In 2007
6 GAEDA purchased the property and y'all may
7 remember there was a hotel on it that was sort
8 of rundown at the light and it really wasn't
9 compatible with the area, so GAEDA purchased
10 the property and tore down the hotel. And
11 since there GAEDA's been trying to sell the
12 property. And I know Mr. Moller handed out a
13 letter earlier to y'all, but in -- on March 19,
14 2009 GAEDA had correspondence with the zoo, I
15 don't remember if it has a little zoo emblem on
16 it, and you can see there was correspondence
17 from Lee Ann Whitt, Mr. Moller and back, and
18 GAEDA expressed an interest in selling or
19 leasing the property to the City or to the zoo
20 and that's the letter in March of 2009.

21 In 2011, Mr. Moller was in correspondence
22 with the City and made a formal offer to sell
23 the property to the City, and I know Mr. Moller
24 handed out that letter, it's on a dated
25 letterhead. And in the first paragraph it says

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1 "GAEDA Organization is interested in selling
2 the referenced property to the City. The
3 property is being offered to the City of
4 Alexandria for the appraised value of the
5 land." And later in the last paragraph it says
6 "This letter will serve as a formal offer to
7 the City of Alexandria to acquire the
8 property." Well, apparently nothing ever
9 became of that series of exchanges in 2011.

10 In 2016, in this room where GAEDA meets,
11 the GAEDA Board instructed Mr. Moller to not
12 only to continue efforts but to really step up
13 the efforts and sell the property. And as a
14 result of his efforts and on December 15, 2016
15 GAEDA and Mr. Hankins' entity entered into an
16 agreement to purchase and sell that property.
17 When Mr. Hankins was doing his due diligence he
18 noticed part of it had to be re-zoned so we
19 filed our application in January of this year
20 and we've been trying to essentially have a
21 hearing on this since then. We had one meeting
22 I think in January or February where there was
23 concern about that C-2, which was alcohol, so
24 GAEDA amended its application to C-1.

25 So really what we're here today, if you

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1 look at the current zoning situation, I can't
2 think of any reason why this property should
3 not be re-zoned. And it has to be re-zoned if
4 GAEDA's going to sell it. I mean just having
5 the front lots as commercial isn't large enough
6 to get a commercial establishment there. Now,
7 Mr. Moller did a lot of due diligence in trying
8 to sell and he was hoping to get maybe some type
9 of fast food restaurant or a restaurant on that
10 property. And he spoke with, I guess, Mr.
11 Antoon maybe, and some others, about a
12 restaurant which would not only serve the
13 neighborhood but also to serve people going to
14 the zoo. And the reality is there just isn't
15 sufficient traffic out there to support a fast
16 food restaurant. So we were out on the open
17 market and Mr. Hankins came up with a -- with a
18 Family Dollar store and he'll tell y'all a
19 little bit about that.

20 But if you look at the zoning rules and
21 regulations they talk about consistency and
22 compatibility. And when you look at the
23 current zoning map, the only way to be
24 consistent with what this Commission's done for
25 the last 25 year is to re-zone it commercial.

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1 And there's no reason why it should not be re-
2 zoned commercial. In fact not re-zoning it
3 commercial would be totally inconsistent with
4 what has been done in the last 25 to 30 years.
5 And re-zoning it is perfectly compatible with
6 what -- what's going on there on Masonic Drive.
7 We're all familiar with the corridor and what's
8 there and this would be one of the better -- one
9 of the best buildings on that corridor once
10 it's built and constructed.

11 So those are all the comments I have, Mr.
12 Chairman. Thank you for your time. I guess can
13 I turn it over to Mr. Hankins?

14 MR. SAYBE:

15 Yes, sir.

16 MR. UPTON:

17 Okay.

18 MR. SAYBE:

19 We're still in the support area. Would
20 anyone wishing to speak in support please fill
21 the podium. Give us your name and address and
22 the reasons you're in favor of this
23 application.

24 MR. HANKINS:

25 Good evening. Michael Hankins, 419 Alamo

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1 Street, Lake Charles, Louisiana, 70601. Real
2 quickly, I just -- I want to -- I'm going to
3 touch on a few things, and I don't want to
4 duplicate too much of what Mr. Upton said, but
5 I do want to touch on a few things. And this
6 is, again, the current zoning in the area. One
7 thing I did want to point out that wasn't
8 pointed out is that the one small lot to the
9 north that is -- that is actually still zoned
10 SF-2 is actually nonconforming, probably
11 grandfathered use, and it actually is acting as
12 a commercial use because it's an ancillary
13 parking to a commercial business. So that --
14 while it's not zoned commercial it is actually
15 a commercial lot.

16 We initially came with a C-2 zoning request
17 because that would essentially match what we
18 currently had and was also the most recent re-
19 zoning from 2012 that had been done. Back in,
20 as Mr. Upton said, February/March there was
21 some concern and obviously wanted to be open to
22 those types of questions and issues and we
23 decided to pull back and go to a C-1 zoning
24 because it seemed like that would be, you know,
25 be a better possible fit for what the community

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1 wanted and what we would do.

2 If you could flip the slide, we actually
3 went out and spoke to a lot of folks in the
4 neighborhood. This is a neighborhood directly
5 behind the property and the neighborhood that
6 would be most I would say affected or have the,
7 I guess, the greatest amount of stake in this
8 type of project. On one afternoon for a couple
9 of hours we knocked on doors and we got 73
10 signatures in support of this project and we
11 did not get a single person that said "We don't
12 want this project." We had a couple of people
13 who said "Well, I don't know anything about
14 that, I'm not going to necessarily sign
15 anything because I'm not sure," maybe one or
16 two of those, but 73 signatures. A lot of
17 excitement. A lot of people happy that their
18 neighborhood, which is under served, would have
19 an opportunity to -- they'd have an opportunity
20 to walk somewhere and also a lot of questions
21 about hey, would there be jobs, and of course
22 there will be jobs available to folks in the
23 area. So we felt like that was a good thing.

24 I also wanted to show the building that we
25 -- that we're proposing. This is, you know,

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1 dollar stores have kind of had a -- you know,
2 some of the older looking buildings are not the
3 best looking buildings. They, you know, had
4 metal on the front and some different things,
5 but this is a -- this is a nice looking building
6 now. This is a -- this is what it will probably
7 look like. It's been a little while here so
8 they've actually got to a new prototype which
9 has e-fits instead of this cement fiber
10 material. But this is a long lasting material
11 and the look of the buildings really has
12 improved tremendously in the past couple of
13 years since they've started making improvements
14 to it.

15 The last thing I wanted to go over was the
16 financial impact that this project could have
17 in the area. We took some rough numbers,
18 obviously you can't nail this thing down
19 completely, but we ran through some rough
20 numbers and we wanted to talk about first year
21 money into the Alexandria economy. And between
22 the construction, which is purchasing of
23 materials and, you know, local labor, that's
24 not the entire job, we'll obviously have
25 materials bought from Alexandria and local

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1 labor, but we figured 50 percent first year
2 payroll and total square revenue. So we're
3 talking about a 1.6 Million Dollar first year
4 impact on the local economy, and these are
5 conservative numbers. So then you look at the
6 tax money for the public entities and we've
7 looked at about Seventy-Seven Thousand Dollars
8 (\$77,000.00) per year. Now, this is a 15-year
9 firm term lease so that'll come out to about
10 1.1 Million Dollars in tax revenue to local
11 entities that otherwise will not be there.
12 There might be Twenty Thousand Dollars
13 (\$20,000.00), I'm not sure what the property
14 taxes are currently. In fact I don't think
15 GAEDA's even paying property taxes. So this is
16 all straight to the bottom line.

17 So I think the last thing worth mentioning
18 is, and Mr. Upton touched on this a little bit,
19 you know we're from Lake Charles, we came into
20 the market and we're looking for a piece of
21 property. I know that you're going to hear
22 from some other folks who have other plans for
23 the property but we didn't saddle in and try to
24 sneak this thing through or steal a piece of
25 property from somebody else. There was a eight

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1 by eight sign on the property, we called about
2 it. There were two or three public hearings
3 about selling the property to us, from day one
4 we told everyone exactly what our project was
5 and what we intended to do and we've been, you
6 know, very up front with everybody and just
7 wanted to, you know, let y'all know that.

8 So anyway, I appreciate you letting us have
9 the case today and I appreciate your interest
10 in it.

11 MR. SAYBE:

12 Thank you, Mr. Hankins. Anyone else like
13 to speak in support of this application?

14 MR. MOLLER:

15 Good evening. Clifford Moller, the
16 Executive Director of the Greater Alexandria
17 Economic Development Authority. I appreciate
18 the opportunity to --

19 MR. SAYBE:

20 Mr. Moller, excuse me for interrupting you
21 but go ahead and give us an address that you --

22 MR. MOLLER:

23 201 Johnston Street, 6th Floor.

24 MR. SAYBE:

25 Thank you.

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1 MR. MOLLER:

2 Much of what I have to say is basically
3 going to rehash what has been said but I'll
4 make it brief. Mr. Upton mentioned that there
5 was correspondence between the City and GAEDA
6 on this property very early on. I made a pledge
7 to the mayor of the City of Alexandria, Mr.
8 Jacques Roy at that time, that we would use
9 this property for the purpose of enhancing the
10 street because the street had such a bad
11 reputation in terms of its visuals. And I kept
12 that promise as far as I'm concerned. Clifford
13 Moller never wanted to sell this property. I
14 have told my Board for ten years we are holding
15 this property off the market because the City
16 wants to do something with it. It was the Board
17 that decided that the property was to be sold.
18 At that point Clifford Moller went out and
19 found a buyer 30 days later. A buyer, as Mr.
20 Hankins has said, brings value to the property,
21 to the community, to the neighborhood.

22 We offered this property, and in some of
23 those documents that I gave you we basically
24 state that we are in agreement with making a
25 project on that property that conforms with the

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1 intent of the City. We went through an
2 exhaustive process to get this property sold.
3 We're a public entity, we have to go through an
4 exhaustive process. Mr. Upton mentioned that.
5 It had to be published in the newspaper, it had
6 to be announced at a public meeting that the
7 property was for sale. Anyone at anytime could
8 have come forward and said "Stop the process,
9 we'd like to buy this property." That did not
10 occur. We got Mr. Hankins, we think Mr.
11 Hankins is a good use for the community, for
12 the neighbors who live there, and we'd like to
13 have your satisfaction in changing the zoning
14 so that we can get this job done.

15 I would also like to mention that we also
16 have plans, as I say in some -- one of those
17 documents, for 95 space parking facility that
18 we offered to the City of Alexandria to assist
19 in building. It's in that document. It's what
20 I said, it's what I was willing to do, never a
21 response. Thank you, very much.

22 MR. SAYBE:

23 Thank you, Mr. Moller. Anyone else would
24 like to speak in support of this application?
25 Okay, now we'll flip to the other side.

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1 Someone would like to speak in opposition to
2 this application?

3 MR. JOHNSON:

4 Good afternoon, everybody. My name is
5 Chuck Johnson, I'm with the legal division.
6 I'm here with Assistant City Attorney Trey
7 Gist, we're going to make a brief presentation
8 to you on why you should not re-zone this
9 property.

10 We believe that there are legitimate land
11 use reasons not to do so. Trey has a series of
12 attachments that he's going to introduce into
13 the record and I'll let him go through them
14 first before I make the presentation.

15 MR. SAYBE:

16 Okay, Mr. Johnson.

17 MR. GIST:

18 Mr. Chair, ladies and gentlemen of the
19 Zoning Commission. First as a predicate let's
20 look at R.S. 47.26, which is the powers and the
21 responsibilities of the Zoning Commission. And
22 we call your attention to the requirement that
23 after the hearing has been held by the Zoning
24 Commission it shall make a report of its
25 findings and recommendations to the legislative

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1 body of the municipality. In not only this
2 proceeding but in any proceeding we would ask
3 and remind that we would like to have a
4 comprehensive report and written
5 recommendation to the City Council after this
6 public hearing this afternoon. In conjunction,
7 we want to make several filings which I think
8 are important in the consideration.

9 It is true that for some time the City of
10 Alexandria and GAEDA cooperated. By brief
11 history, and I think you've already heard it
12 alluded to, in 2007 GAEDA purchased this
13 property. In the -- in 2012 and 2013 citywide
14 meetings were held under the concept called
15 THINKAlex, in which the new land use plan for
16 the City of Alexandria was put together.
17 Neighborhoods met, the communities met, there
18 were meetings in Zone 1 and Zone 2 throughout
19 the Summer of 2013 which resulted in some
20 findings that dealt specifically with the
21 Masonic Corridor. And the public was
22 particularly interested, and the citizens
23 seemed particularly interested, in upgrading
24 the Masonic Corridor. Particularly considering
25 that over 50 percent of the Masonic Corridor

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1 consisted of the City Park on one side
2 predominantly; although as you go further down
3 toward the fire station, we have Ben Bradford
4 Field, the tennis courts, and another number of
5 items that were eventually incorporated into
6 the land use. And this is important and it has
7 to do with the reason the City is opposing this
8 request by GAEDA this afternoon.

9 I want to make a couple of filings and
10 specifically I have an excerpt which GAEDA
11 participated in and Mr. Moller, but also the
12 City, and which was produced and first sent to
13 the Zoning Commission in June of 2013. And it
14 is the THINKAlex Resiliency Plan. I have an
15 excerpt, Mr. Saybe, but I also have the entire
16 plan that deals not only with Masonic Drive but
17 the entire City of Alexandria which we would
18 offer in globo as our "Exhibit #1" and I'll
19 bring it to the court reporter.

20 MR. SAYBE:

21 Yes, sir.

22 MR. GIST:

23 Again, THINKAlex Resiliency Plan has
24 previously been discussed and reviewed. I know
25 you have new members but we're interested in is

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1 the consistency and the compliance with what
2 the people wanted to do with that land use
3 plan. FOTAZ and the City Zoo are in close
4 cooperation. And it may be correct that Lee
5 Ann Whitt and perhaps members of FOTAZ as
6 individuals did discuss with Clifford Moller
7 the possibility of what would happen to the
8 vacant lot that's in question tonight. I was
9 told that the price was considerably more than
10 the current appraised price which is Three
11 Hundred and Twenty (320,000) to Three Hundred
12 and Twenty-Five Thousand Dollars
13 (\$325,000.00). In fact, I don't have specific
14 knowledge as to the conversations Mr. Moller
15 had with different individuals but I have been
16 told by representatives of the zoo and
17 representatives of FOTAZ that they were not
18 able to purchase the property in years past
19 because of the demand and the price at that
20 time that they thought was high. And it was
21 higher than the current offered price.

22 Be that as it may, the City has gone on
23 record in both Resolution 9654 of 2017
24 expressing the legislative will and intent of
25 the City Council to go forward and purchase

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1 this property from GAEDA, who we are supposed
2 to be in cooperation with but GAEDA was under a
3 contract at the time. That contract ran out on
4 its terms but Mr. Moller was able to give them
5 an extension. They apparently still have an
6 extension. I find it interesting that Mr.
7 Moller said this Board instructed him to sell
8 the property and within 30 days he found this
9 purchaser, which is fine but still the City
10 finds that the use would be inconsistent with
11 many of the ideas brought up in the Alexandria
12 Resiliency Plan.

13 Not only did the City pass a resolution to
14 express the legislative will and intent to
15 offer to GAEDA that same amount of
16 consideration, the Three Hundred and Twenty-
17 Five Thousand Dollars (\$325,000.00). The City
18 Council, after a legal delay of a month to
19 publish, passed Ordinance 81 of 2017. Ladies
20 and gentlemen of the Zoning Commission, this
21 ordinance was passed in fact a number of months
22 ago and I believe it would have been finalized
23 on June 2, 2017. An ordinance authorizing the
24 purchase from GAEDA of this property but GAEDA
25 has chosen not to sell it to the City, the

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1 property.

2 That has brought about the agenda which is
3 currently filed at the Alexandria City Council
4 for the agenda meeting tomorrow evening,
5 November 28, 2017, in which it has now been
6 placed on the agenda. The item proposing a
7 resolution authorizing the purchase, the
8 expropriation, or otherwise the acquisition by
9 the City of Alexandria of that certain parcel
10 or tract of land on Masonic Drive consistent
11 with previous Resolution 9654-2017 and
12 Ordinance 81-2017 declaring it is necessary or
13 useful for the authority granting the City
14 under R.S. 19:132 and to authorize the City to
15 acquire that certain property known as the
16 Masonic Drive Corridor Property of GAEDA,
17 reconfirming the intention to adhere to
18 existing comprehensive planning and land use
19 within the Masonic Drive development corridor
20 and otherwise to provide with respect thereto,
21 including specific council policy for the
22 corridor and address of certified state code of
23 questions.

24 Mr. Chair, I'd like to offer and introduce
25 in globo the several filings, specifically in

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1 globo "2A" being the initial resolution #9654,
2 the ordinance which will be "2B," 81-2017, the
3 ordinance "2C," which is the agenda for
4 tomorrow evenings council meeting, and the
5 proposed resolution that I just read the title
6 to as "2D." We would make those offerings at
7 this time, Mr. Chairman.

8 MR. SAYBE:

9 Yes, sir.

10 MR. GIST:

11 Mr. Chair, Mr. Chuck Johnson has additional
12 comments.

13 MR. SAYBE:

14 Okay. Thank you, Mr. Gist.

15 MR. JOHNSON:

16 I'll be brief, ladies and gentlemen. We
17 think that there is a reason, I'm just going to
18 break it down for you in practical terms why
19 you should not re-zone this property. And the
20 real reason is because the City's policy on
21 land use on our capital projects, our capital
22 budget, our SPARC plan, our joint development
23 plans with GAEDA, our zoning plan and all of
24 those recent policy statements that Trey just
25 outlined to you in those resolutions and

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1 ordinances would make this a situation where we
2 have a development that violates all of those
3 plans that I just explained to you. We would
4 like to purchase this property and use it as a
5 parking lot for legitimate public purpose. We
6 got the Cabrini ball fields there, we have Big
7 Island, we have the zoo, we have Bringhurst, we
8 have the new dog park, we have the recreation
9 complex which used to be the Boys and Girls
10 Club, the splash pad, the golf course, the
11 tennis courts that we're working on now, some
12 new constructions, and all of those multiple
13 ball fields. We spent over 5 Million Dollars
14 in that small corridor of tax payer money.

15 Title 4 -- well, it's Title 33:2740.60C
16 specifically provides that GAEDA is to provide
17 for the redevelopment of land specifically in
18 cooperation with the City of Alexandria. What
19 we have here is a situation that we have an
20 economic entity that was created by the City
21 opposing the City's own redevelopment plans,
22 and by law and just as a practical matter it
23 just doesn't make any sense. Personally I
24 don't understand why GAEDA cares who gets the
25 money, they're going to have a sale and they're

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1 going to get the asking price which is the
2 market value property.

3 Now, we're going to go through these
4 exercises in having to vote on the re-zoning, I
5 understand all of that, but Mr. Moller knows
6 and Mr. Upton knows too, that the end -- at the
7 end of the day if the City chose to expropriate
8 the property we could do that. Now since I've
9 been City attorney we've never had a hostile
10 expropriation. What we've always done is get
11 with the land owner, the land owner agrees that
12 there's going to be a sale, and then we haggle
13 over what price it's going to be. But there's
14 never been a situation since I've been City
15 attorney that I'm aware of where we just go try
16 to take some property from somebody who has a
17 future use or a future development for it. And
18 that's not what any of us in this room would
19 like to see happen today. What we'd like y'all
20 to do is to deny this motion to re-zone, allow
21 the City to purchase the property from GAEDA at
22 its stated market price.

23 And Mr. Saybe we talked about this briefly
24 a short while ago, the City would also like to
25 come back to y'all at your next meeting and

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1 show you what our updated resiliency and
2 redevelopment plans are specifically for that
3 corridor. Give you some more details of what
4 I'm explaining to you. Now having said all of
5 that, if this Board is inclined to have a vote
6 tonight up or down on whether to re-zone it,
7 we'd ask you to respectfully vote it down. If
8 that's not your wish, we'd ask that you allow
9 the City to come back at your next meeting with
10 a more detailed explanation and -- if you chose
11 to do it at that time. Thank you.

12 MR. SAYBE:

13 Mr. Gist, did you want to say anything else
14 or -- because I have a question and I'm not sure
15 who to direct it to, maybe either one of you
16 could answer this.

17 MR. GIST:

18 We can both be up here.

19 MR. SAYBE:

20 I'm, you know, I'm more than a little
21 confused from the standpoint of let's say GAEDA
22 had no buyer and let's say they wanted to re-
23 zone this property C-1 and they came and said
24 "We are better able to market this property if
25 we had a C-1 zoning." The question in my mind

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1 is is the zoning appropriate. I'm having a
2 little trouble with us being the arbiter of
3 who's going to buy the property. You know, I
4 don't see that as our function. So my question
5 is: We have four lots here that are
6 residential, we have a lot owner that wants to
7 re-zone it and they want to re-zone it to C-1.
8 What is your vision about what this should be
9 re-zoned or is your vision it should remain
10 residential?

11 MR. JOHNSON:

12 Our position on that, Mr. Saybe, is I think
13 that's a policy question that's outside the
14 jurisdiction of the Board. I think the highest
15 and best use of that property is as a parking
16 lot for all that City infrastructure and all
17 those City facilities there. I think as an
18 agency of the City I think y'all have to take
19 into consideration at least what our policy
20 wishes are and try to act in a manner that's
21 consistent with it, just as GAEDA has to do by
22 statute. That would be the best way I could
23 answer that question.

24 MR. SAYBE:

25 Well, I'm not sure -- what would we have

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1 those four lots be zoned if GAEDA was just
2 applying for a re-zone and not selling the
3 property? That's my question. I mean to me
4 that's what -- what we're here to decide is the
5 zoning issue not who the purchaser will be.
6 And I'm sorry, I'm just -- I'm struggling with
7 this. And don't -- I completely agree with the
8 City's vision and I'm completely onboard with
9 everything y'all want to do, I'm just -- I'm
10 just having a rough time with the Zoning
11 Commission being the agency that implements
12 that vision. I don't think that's why we're
13 here. That's not -- I'm not trying to say which
14 way I'll vote, I'm just struggling with this
15 and I wanted -- I thought maybe y'all could
16 shed some light on that. But anyway, I think I
17 made my point. Anyway --

18 MR. JOHNSON:

19 You want to add anything?

20 MR. GIST:

21 Just that GAEDA's the party that requested
22 the re-zoning, the City didn't, Mr. Saybe,
23 that's the first point I'd make. The second
24 point is that it's the -- actually zoning this
25 property commercial is not consistent with the

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1 stated current land use plan of the City of
2 Alexandria.

3 MR. SAYBE:

4 Well --

5 MR. GIST:

6 Which for the Masonic Drive corridor would
7 emphasize residential areas and parks.

8 MR. SAYBE:

9 If you wanted to have parking there, would
10 you not need commercial zoning?

11 MR. GIST:

12 The parking we're talking about is for the
13 parks and the zoo.

14 MR. SAYBE:

15 Yes.

16 MR. GIST:

17 I mean it's not a commercial parking lot.

18 MR. SAYBE:

19 I don't know about that. To me if you're
20 going to park in this area this has to be re-
21 zoned. I'm not sure what it would require but
22 I'm guessing it would be business or
23 commercial. You can't have a parking lot on
24 residential -- residentially zoned lots. Yes,
25 sir, it's okay, I'm trying to think this

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1 through. Thank you.

2 Anyone else making -- I don't mean to cut
3 you off. If you want to say something else it's
4 okay and then I'm going to allow other people
5 to speak in opposition.

6 MR. SILVER:

7 I'm in opposition. I'm speaking officially
8 as a member of its council. I'm Harry Silver,
9 3117 Marie Street in Alexandria. We normally,
10 out in the council, acquiesce to the person who
11 represents this district.

12 I have my heart and soul in District 4 and
13 realize that this will help what we're trying
14 to do to finish SPARC 1, SPARC 2, SPARC 3. Just
15 if you could visualize a moment, if this were
16 approved the parking that we're referring to we
17 also are planning to have a pedestrian safety
18 bridge from one side of the street to the other
19 going like that with a big sign that could be
20 illuminated for nighttime and would look very
21 attractive in the daytime, "Welcome to
22 Alexandria, City of Alexandria." So it will
23 just be part of the what we tried to do a few
24 years ago this SPARC 1, SPARC 2 and SPARC 3 and
25 I think we have originally -- most of this came

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1 about as a result of a drawing and activities
2 initiated by the GAEDA Board. We in turn
3 approved it so it was with wholehearted
4 support. The fact that, you know, you can run
5 an ad in the paper, we do that in the retail
6 business sometimes, you read it and you don't
7 read, like for today's use the best use this
8 would be exactly what we wanted and I as
9 representing District 4, along with the City,
10 who also has approved the purpose for which we
11 are speaking of tonight would like to see it
12 remain so the attorney can acquire it. Thank
13 you very much.

14 MR. SAYBE:

15 Thank you, Mr. Silver. Anyone else would
16 like to speak in opposition?

17 MR. KRAMER:

18 Mr. Saybe, may I approach? May I approach
19 you to give you that?

20 MR. SAYBE:

21 Yes, sir. Okay.

22 MR. KRAMER:

23 And I'm going make some comments.

24 MR. SAYBE:

25 Okay. Mr. Kramer, could you give us your

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1 name and address and then I will allow you to
2 introduce this.

3 MR. KRAMER:

4 Thank you. I'm Graham Kramer, I'm the
5 president of Kramer Funeral Home, 2905 Masonic
6 Drive, Alexandria. And sometime back I
7 attended a meeting at the GAEDA office and
8 there was a presentation made at that time and
9 the presentation proposed development along
10 Masonic Drive. Revitalizing the neighborhood
11 was the title of the presentation. As I
12 recall, the neighborhood went from a point on
13 Masonic Drive and Texas towards Lee Street and
14 then from that same point down Texas Avenue to
15 Lee Street. And it was a triangle basically
16 and it was not only going to enhance the
17 corridor of Masonic Drive but also make efforts
18 to clean up the neighborhood behind that.

19 Part of the proposal was to have sidewalks
20 for pedestrian travel and some of this has been
21 accomplished and is to the improvement of the
22 City. Enhance and expand the landscape along
23 the bayou and the City Park, and a great deal of
24 that has been accomplished also to the
25 betterment of the City. And move the parking

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1 away from Masonic Drive and have more of a
2 gateway for pedestrians to walk along the
3 street with shops along the way, with parking I
4 think behind the shops so that it would enhance
5 a friendly atmosphere. The property was going
6 to be used for commercial and lodging, mixed
7 purpose. Pedestrian walkways with traffic
8 signals and lanes between the existing park
9 area and the pedestrian area. In other words,
10 I think earlier someone mentioned the idea of
11 having a Starbucks there. So you could go to
12 the zoo and then cross over to that kind of
13 facility. But they wanted wide sidewalks in
14 this proposal to encourage a buffer zone
15 between the street itself and the facilities
16 that were going to be filled.

17 I realize that this was a proposal and
18 proposals are rarely put in stone, but Kramer
19 Funeral Home was considering at the time
20 selling that facility on Masonic Drive and
21 moving to a different section of town. We were
22 encouraged by this proposal and the efforts to
23 enhance Masonic Drive and we wanted to be a
24 part of that. So in the last three years we
25 have added to our facility and upgraded it to

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1 try to make it a more desirable part of -- for
2 Masonic Drive. I would suggest that GAEDA
3 attempt to live up to this proposal rather than
4 use this property for something that is not
5 included in that proposal. And I thank you
6 very much for your time.

7 MR. SAYBE:

8 Thank you, Mr. Kramer. Anyone else would
9 like to speak in opposition in this
10 application? Commissioners, anyone have any
11 questions of anyone? And if any Commissioners
12 have a question directed to you, please come to
13 the podium to answer it. Anyone?

14 Anyone want to make a motion to approve or
15 deny it?

16 MRS. STERKX:

17 I'd like to make a motion.

18 MR. SAYBE:

19 Yes, ma'am.

20 MRS. STERKX:

21 I'd like to move that we defer action on
22 this until we -- I mean we've got three board
23 members. I've only been a board member for,
24 what, 45 minutes and I'd like to see more about
25 the update of the land use before I can really

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1 say. I mean it's been some very nice
2 explanations but I just think we don't need to
3 rush into this.

4 MR. SAYBE:

5 Just a question.

6 MRS. STERKX:

7 Uh-huh?

8 MR. SAYBE:

9 You're making a motion to defer action on
10 this to what date? I mean --

11 MRS. STERKX:

12 How soon can we meet again? They've
13 obviously got all the paperwork on the land use
14 program, they spent a lot of money on
15 THINKAlex. And so, surely it couldn't take
16 very long.

17 MR. SAYBE:

18 Well, you -- you -- we could -- if we could
19 defer it to a specific day if that's what
20 you're proposing, I guess we could recess for
21 further -- recess the meeting to a specific day
22 and come back and vote. But you have to give us
23 a day and then we have to agree on it. I mean
24 you have to propose a day and then you can get a
25 second and then it'll be voted on.

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1 MRS. STERKX:

2 Fellow Board members?

3 MS. BREWER:

4 The next --

5 MR. SAYBE:

6 Yes, ma'am.

7 MS. BREWER:

8 The meeting's -- the first council meeting
9 in January is the 9th and then I don't know --

10 MS. BASCO:

11 When's the next zoning meeting? It would
12 be the 8th, that Monday?

13 MS. BREWER:

14 Yeah, this is the council -- that's
15 correct. Sometime in January but I don't know
16 the exact date. It would be like that Monday.
17 Our first Monday would be the 8th.

18 MR. SAYBE:

19 What is the first Monday in January?

20 MS. BREWER:

21 The 8th.

22 MR. SAYBE:

23 If you -- I don't want to make a suggestion
24 or tell you what to do but --

25 MRS. STERKX:

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1 I just want to find something that would be
2 convenient.

3 MR. SAYBE:

4 Mr. George wanted to make a --

5 MR. WHITE:

6 I have a question before we go into that.
7 Mr. Gist, Mr. Saybe said we are not to get
8 involved -- really should not be involved and
9 get ourselves tied up into who purchases it and
10 what the price is. My concern is I have a
11 twofold question to you as Mr. -- the City
12 attorney: One, you said demote them back to
13 personal property across the street where GAEDA
14 owns the property, right, for a parking lot?

15 MR. GIST:

16 Well, the City has offered to purchase this
17 property.

18 MR. WHITE:

19 But that's -- that's the plan for a parking
20 lot, right?

21 MR. GIST:

22 It would be a parking lot and park. Yes,
23 sir.

24 MR. WHITE:

25 My concern as a citizen is when I drive

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1 down that street quite a bit and it's kind of
2 dark and the traffic can get kind of hectic and
3 you got those people crossing that street.

4 MR. GIST:

5 They're talking about putting an archway
6 over the street that will be lit that'll have a
7 -- it'll be a bridge over the street, that's
8 part of the plan that the City is
9 contemplating. The FOTAZ and the zoo folks are
10 interested in that being a gateway. That's
11 what Mr. Silver referred to as a gateway
12 structure, but it's going to be a bridge over
13 the Masonic that's at least been talked about,
14 Mr. White. Now what they end up doing down the
15 road I don't know. I know they need parking.

16 Does that answer your question?

17 MR. WHITE:

18 Partially, yes.

19 MR. GIST:

20 Okay. We've had a number of not only the
21 FOTAZ, hotel/motel people have asked us to
22 improve parking. We've had a number of other
23 individuals that have expressed interest in the
24 improvements to parking for not only the
25 current location of the zoo but any expansion

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1 of the zoo.

2 MR. SAYBE:

3 Ms. Joe Betty you want -- you want to
4 finish your motion and we'll see if we can get a
5 second?

6 MRS. STERKX:

7 Well, I'd like to have a definite date.

8 MR. SAYBE:

9 January the 8th I think is what --

10 MRS. STERKX:

11 Would that be acceptable to y'all?

12 MR. SAYBE:

13 Well, let's -- well you have to make the
14 motion and we'll --

15 MS. BREWER:

16 Mr. Chairman, can I just interject, we have
17 to have time to advertise and we've gone back
18 into this. So really and truly it would be more
19 -- it would be easier on everybody if we could
20 do January the 29th or go into February 29th.

21 MR. SAYBE:

22 But wait a minute. We're not talking about
23 -- we're not talking about another meeting --

24 MS. BREWER:

25 Yeah, but we have to advertise it.

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1 MR. SAYBE:

2 I think we're deferring action to a
3 particular date. This is the meeting.

4 MR. JOHNSON:

5 That's right.

6 MS. BREWER:

7 So we don't have to re-advertise?

8 MR. GIST:

9 No, no, no. No. You may have another
10 meeting but this is just deferring.

11 MR. SAYBE:

12 And we're just deferring --

13 MR. BUSSEY:

14 The question will be put off till the next
15 meeting is what we're doing.

16 MR. SAYBE:

17 We're recessing this meeting to a
18 particular date to finish this meeting.

19 MR. JOHNSON:

20 We will be prepared at the earliest date
21 that this Board wants to meet.

22 MR. SAYBE:

23 So you pick a date, put it to your motion,
24 and --

25 (BOARD DISCUSSION)

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1 MRS. STERKX:

2 I propose, because of the Board of
3 Adjustments and Appeal on the 8th, we'll do it
4 -- I propose that we defer this until January
5 16th.

6 MS. BREWER:

7 Monday's the 15th.

8 MR. SAYBE:

9 Well, let me just mention this to you. I
10 don't think it has to be on a Monday, you
11 understand, we're just recessing this meeting
12 to a -- I mean your motion would be to recess
13 this meeting to a particular day and time. So
14 that's all you're restricted to, a particular
15 day and time.

16 MRS. STERKX:

17 Could we do one in December?

18 MR. BUSSEY:

19 Yes, you can do December. You can do -- you
20 can't do it on a council meeting night and they
21 meet, I think, on the 9th. I think.

22 (BOARD DISCUSSION)

23 MR. SAYBE:

24 All right. Let's do this, let's try this,
25 would you like to make a motion to recess this

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1 meeting to a future date? Let's see if we can
2 get a second and get that approved and then you
3 can make a motion about what date you want it to
4 be on. Because I'm not even sure this is going
5 to fly.

6 MRS. STERKX:

7 Yeah.

8 MR. SAYBE:

9 You see what I'm saying?

10 MRS. STERKX:

11 Right.

12 MR. SAYBE:

13 All right. So I'm sorry, I shouldn't have
14 made you -- just -- I think what you want to do,
15 and don't let me do it, is that you want to move
16 that this meeting be recessed to a future
17 hearing day so at which time the City could
18 present more information?

19 MRS. STERKX:

20 Exactly.

21 MR. SAYBE:

22 Okay.

23 MRS. STERKX:

24 I so move.

25 MR. SAYBE:

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1 Is that your motion?

2 MRS. STERKX:

3 That's my motion.

4 MR. SAYBE:

5 Okay. The next question is, is there a
6 second?

7 MR. BERNARD:

8 I've got one question. If we did do this
9 what would be good for you guys to meet? What
10 day?

11 MR. UPTON:

12 We filed our application in January --

13 MR. SAYBE:

14 Well, excuse. Go ahead and come to the
15 podium.

16 MR. UPTON:

17 Oh, I'm sorry. I'm sorry. We would like a
18 vote today. I mean we've been fighting this
19 for a year. Mr. Hankins has been up here four
20 times from Lake Charles. I mean we just want a
21 resolution today. If the preference is to
22 delay it and it's just deferred let's have the
23 meeting next week. If there's no advertising
24 or anything.

25 MR. SAYBE:

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1 Well, first of all we've got to see if
2 there's enough votes to defer it or to recess
3 the meeting to a future day. So that's the
4 motion that's on the table right now.

5 MRS. STERKX:

6 So can I get a second from any --

7 MR. SAYBE:

8 Well, that's what --

9 MRS. STERKX:

10 -- to do this?

11 MR. SAYBE:

12 -- that's what we're trying to find out.

13 MR. BERNARD:

14 I just want one more question. Would the
15 City be ready next week to --

16 MR. GIST:

17 Yes.

18 MR. GREEN:

19 No.

20 MR. BERNARD:

21 Huh?

22 MR. GIST:

23 Yes.

24 MR. BERNARD:

25 Well what's next week, next Monday?

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1 MR. WHITE:

2 He said no.

3 MR. GREEN:

4 I'm sorry. That came from me and it was
5 illegal but okay.

6 MR. JOHNSON:

7 The presentation would be from the
8 administration, it wouldn't be from Mr. Green.
9 Yes, we can do it next week.

10 MR. SAYBE:

11 Well, you -- I'm sorry. Mr. Johnson, your
12 answer is one week would be sufficient?

13 MR. JOHNSON:

14 Yes, sir.

15 MR. SAYBE:

16 Okay, thank you. All right. So Mr.
17 Bernard had his question answered. The motion
18 is on the floor that we recess this meeting for
19 one -- no, just the motion is on the floor that
20 this meeting be recessed and a future date be
21 set, that's the motion. Is there a second to
22 that motion? Okay, the motion dies for lack of
23 a second.

24 All right. Now is there a motion to
25 approve or deny this application?

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1 MR. SOPRANO:

2 Based on everything I heard, and I agree
3 with everything you said, but I'm a little
4 confused on the zoning role on this. But as a
5 citizen of the City of Alexandria and the
6 community I have a -- I have a belief in the
7 Masonic Corridor and what I think the vision
8 has always been from both GAEDA and the City. I
9 feel like you guys are kind of getting caught
10 in the cross hairs to be honest. But I would
11 like to do a motion to deny it.

12 MR. SAYBE:

13 Mr. Soprano has made a motion to deny the
14 application. Is there a second to that motion?
15 Look, we cannot -- we cannot do nothing. That
16 is not an option.

17 All right, so let's try again. Is there a
18 motion to approve the application? All right.

19 MR. BUSSEY:

20 I would recommend that you go back and
21 perhaps someone would want to re-urge the
22 motion to postpone to a definite date. It
23 sounds to me -- and you can do that at any time.
24 It sounds to me like the commissioners need
25 more time to decide. Would y'all --

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1 MR. SAYBE:

2 Well, let's -- I appreciate that. Let's
3 play this out a little bit. All right. There's
4 a motion to approve -- there has not been a
5 motion to approve. There's been a motion to
6 deny. So let's try one more time. Are you
7 still willing to make that motion?

8 MR. SOPRANO:

9 Yes, sir.

10 MR. SAYBE:

11 Okay. Is there a second to that motion?
12 Okay, let's circle the wagons again. Do you
13 want to make a motion to recess this meeting to
14 a future date and time?

15 MRS. STERKX:

16 I do.

17 MR. SAYBE:

18 Okay. And what date and time would that
19 be?

20 MS. BREWER:

21 Next week.

22 MRS. STERKX:

23 Whatever day next week.

24 MR. SAYBE:

25 Okay. What is next Monday?

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1 MS. BREWER:

2 Next Monday is December the 4th.

3 MR. SAYBE:

4 Okay, the motion's been made that we recess
5 this meeting till Monday, December the 4th at
6 4:00 p.m.

7 MRS. STERKX:

8 Correct.

9 MR. SAYBE:

10 Okay. Where this matter will be taken up
11 and voted on; are we okay with that?

12 MRS. STERKX:

13 And be done with it.

14 MR. SAYBE:

15 Okay. All right. So the motion on the
16 table is that this matter be recessed for one
17 week till Monday, December the 4th at 4p.m. and
18 that it be voted on. Is there a second to that?

19 MR. BERNARD:

20 I second.

21 MR. SAYBE:

22 Okay. Second by Mr. Bernard. All in favor
23 signify by saying aye.

24 MRS. STERKX:

25 Aye.

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1 MR. BERNARD:

2 Aye.

3 MR. SAYBE:

4 All opposed?

5 MR. SOPRANO:

6 Opposed.

7 MR. SAYBE:

8 Okay. You're opposed?

9 MR. SOPRANO:

10 I mean that's not going to change the vote.

11 MR. SAYBE:

12 No. It's two to one, so.

13 MR. SOPRANO:

14 Did Mr. White not vote?

15 MR. SAYBE:

16 Did you vote, Mr. White?

17 MRS. STERKX:

18 No.

19 MR. WHITE:

20 No, I won't be able to make the meeting.

21 MR. SAYBE:

22 No, well this is just the motion about it.

23 MR. WHITE:

24 Oh. Yeah.

25 MR. SAYBE:

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1 Are you against that because you won't be
2 here?

3 MR. WHITE:

4 I decline.

5 MR. SAYBE:

6 You're going to abstain?

7 MR. WHITE:

8 Abstain.

9 MR. SAYBE:

10 All right. So --

11 MR. JOHNSON:

12 So we still need how many votes --

13 MR. SAYBE:

14 Let's have a roll call vote on this. How
15 about that? Okay.

16 MS. BASCO:

17 Mr. Saybe?

18 MR. SAYBE:

19 I'm sorry, who?

20 MS. BASCO:

21 I'm doing a roll call?

22 MR. SAYBE:

23 Well, I can't vote so -- I mean I can vote
24 if there's a tie.

25 MS. BREWER:

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1 Right. Mr. White?

2 MR. JOHNSON:

3 I disagree with you. You -- you are the
4 Chair of this Board, you're present for the
5 meeting, you either have to vote for it,
6 against it, or you have to abstain.

7 MR. SAYBE:

8 No. Mr. Johnson, years ago we adopted a
9 policy --

10 MR. WHITE:

11 We have five people.

12 MR. SAYBE:

13 We adopted a policy that the Chairman would
14 not vote except in the matter of a tie to break
15 the tie. So --

16 MS. BASCO:

17 Mr. Bernard?

18 MR. BERNARD:

19 What am I voting on now?

20 MR. SAYBE:

21 This is the motion to recess it for one
22 week till Monday, December the 4th at 4:00 p.m.
23 where there will be a vote yay or nay.

24 MR. BERNARD:

25 Yeah. Yes.

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1 MR. SAYBE:

2 Okay.

3 MS. BASCO:

4 Mr. Soprano?

5 MR. SOPRANO:

6 No.

7 MS. BASCO:

8 Mrs. Sterkx?

9 MRS. STERKX:

10 Yes.

11 MS. BASCO:

12 We have two yeses, one no.

13 MR. SAYBE:

14 Okay. And Mr. White's going to -- you want
15 to go on record as an abstention; is that
16 correct?

17 MR. WHITE:

18 Yeah, I abstain.

19 MR. SAYBE:

20 Okay. All right. So we have the roll call
21 vote. We'll -- we will meet Monday, December
22 the 4th at 4:00 p.m. to finish this matter.

23 MR. UPTON:

24 I just wanted -- the quorum, you need three
25 of the five votes. You only have two to one the

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1 motion fails.

2 MR. SAYBE:

3 No, it's -- it's -- it's a majority of the
4 voting membership.

5 MR. WHITE:

6 Well, two to three.

7 MR. UPTON:

8 So a majority of the voting --

9 MR. JOHNSON:

10 The majority of the entire Body voted.
11 Three out of the five voted.

12 MR. SAYBE:

13 He abstained so you got two --

14 MR. WHITE:

15 Two -- two yes.

16 MR. UPTON:

17 So we have a -- we have a Board of five so
18 to pass a motion you need three votes to pass
19 any motion.

20 MR. SAYBE:

21 All right. To break the tie I vote in favor
22 so that this happens next Monday at 4:00 p.m.
23 That should clear it up.

24 So the next item on the agenda would be an
25 adoption of the minutes from the last meeting.

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1 MRS. STERKX:

2 So move to accept the minutes.

3 MR. BERNARD:

4 I second.

5 MR. SAYBE:

6 Okay. It's been moved by Mrs. Sterkx that
7 the minutes from the last meeting be approved
8 and seconded by Mr. Bernard. All in favor
9 signify by saying aye.

10 ALL PRESENT:

11 Aye.

12 MR. SAYBE:

13 Any opposed? That's by unanimous vote.
14 The next item would be any other business.
15 Anybody want to bring anything up? Okay. The
16 next item would be a motion to adjourn.

17 MR. WHITE:

18 So moved.

19 MRS. STERKX:

20 I second.

21 MR. SAYBE:

22 It's been moved by Mr. White and seconded
23 by Mrs. Sterkx that we adjourn the meeting.
24 All in favor signify by saying aye.

25 ALL PRESENT:

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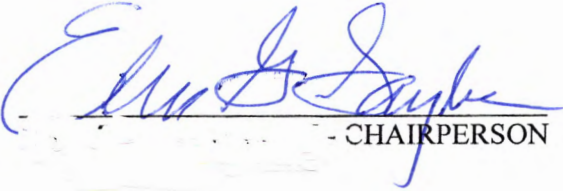
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Aye.

MR. SAYBE:

Any opposed? Okay. The meeting is
adjourned.

MEETING CONCLUDED AT 4:58 P.M.



CHAIRPERSON