

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, February 2, 2015 – 7:00 P.M.
City Council Chambers – Benton Town Hall
105 Sibley Street, Benton, Louisiana

MEMBERS PRESENT

John Bokenfohr
Grace Jenkins
Sam Merritt
Martha Reyenga
Shonta Neal

OTHERS PRESENT

Sam Marsiglia
Carlotta Askew-Brown
Mayor Wayne Cathcart
Michan Holbrook
Ryan Estess
Robert Daigle
Ken Smith
Greg Williams
David Rains
Butch Ford

MEMBERS ABSENT

None

Sam Merritt, Chairman, called the meeting to order.

(A) Carlotta Askew-Brown, Assistant Director, called roll and stated a quorum was present.

(B) Subdivisions – Amended and Minor Plats

1. BP-2-15 – The application of Raley and Associates, Inc. for an Amended approval for Kingston Plantation Subdivision, Unit 3D, Bossier Parish, LA.

Ryan Estess, of Raley and Associates was present to represent the application. He stated the reason for the amendment to the lots is to correct a problem with the existing driveway and residence. He also stated the two property owners were in agreement to the changes and both signed the plat.

No member of the public spoke in opposition of the application.

Sam Merritt called for a motion. A motion was made by John Bokenfohr to approve the amended plat for Kingston Plantation, Unit 3D. The motion was seconded by Martha Reyenga. A roll call vote was held, the motion carried unanimously.

2. BP-3-15 – The application of Bryan Pierce for an Amended Plat approval for Northlake Estates, Unit 5, Bossier Parish, LA.

Ken Smith, of Smith Engineering was present to represent the application. He stated the purpose of the amended plat was to remove a small wedge of property from the Northeast lot and add it to the adjoining property. He also stated that both property owners had signed the plat.

No member of the public spoke in opposition of the application.

Sam Merritt called for a motion. A motion was made by Martha Reyenga to approve the amended plat. The motion was seconded by John Bokenfohr. A roll call vote was held, the motion carried unanimously.

3. T-1-15 – The application of Ryan Estess for a Minor Plat approval for Lost River Estates North, Unit 1A, Town of Benton, LA.

Ryan Estess, of Raley and Associates, was present to represent the application. He stated the purpose of the minor plat was to dedicate a sewer lift station, that was previously located in a servitude, to the Town of Benton.

No member of the public spoke in opposition to the application.

Sam Merritt called for a motion. A motion was made by John Bokenfohr to approve the minor plat. The motion was seconded by Shonta Neal. A roll call vote was held, the motion carried unanimously.

(C) Zoning Amendments – Preliminary Hearings

1. BP-4-15 – The application of Southern Lifestyle Development, LLC for a zoning amendment to change the zoning classification of a R-A; Residential Agriculture zoned tract to R-1; Single Family Residential. Bossier Parish, LA.

Sam Merritt stated this is a preliminary hearing and not a public hearing.

Robert Daigle, of Southern Lifestyle Development, was present to represent the application. He stated he was the proposed developer of the property.

Sam Merritt explained in general terms, the approval process of a zoning amendment and a subdivision and asked for any public comments. There being no public comments, the chairman called for a motion.

A motion to set BP-4-15 for public hearing was made by Shonta Neal. The motion was seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

2. BP-5-15 – The application of Southern Lifestyle Development, LLC for a zoning Amendment to change the zoning classification of a R-A; Residential Agriculture Tract to B-2; Neighborhood Business District. Bossier Parish, LA.

Robert Daigle, of Southern Lifestyle Development, LLC, was present to represent the application.

John Bokenfohr asked the applicant what type of businesses were proposed for the commercial area.

Robert Daigle stated the types of businesses they would allow would be considered neighborhood businesses as defined in the zoning regulations. He stated that all the businesses would be of the type that the neighborhood would want. He would not sell property to a business that would be obnoxious to the adjoining residences. They would eliminate uses that are allowed in the B-2 zoning district by publicly recorded restrictions that are used to protect the residences near these businesses.

John Bokenfohr asked if a list could be provided for the public hearing.

Martha Reyenga stated there is a multitude of uses that could be placed in the B-2 district.

Robert Daigle replied he would have no issues providing the board with a list of potential uses.

Sam Merritt asked, how would the developer restrict the uses.

Robert Daigle replied by recorded subdivision restrictions.

David Rains asked the developer what type of traffic impact is expected from the businesses in relation to the two lane highway.

Robert Daigle explained that a traffic study will exactly break down the impact from the residential and commercial. The total square footage of the commercial would be in the 18,000 to 20,000 range. Traffic impact would be nominal from that size of commercial development.

David Rains asked would the study look at the existing traffic conditions.

Robert Daigle replied it would.

David Rains stated the traffic is difficult now but he believed there are future plans to widen the road and if the traffic study would be available for the March second public hearing.

Robert Daigle replied the traffic study would be ready for the March 2 hearing. he also stated the density of the subdivision is 50% less than the normal development they do and the school would be the biggest traffic generator.

Martha Reyenga asked Butch Ford, the parish engineer, to comment on the future traffic expansion plans.

Butch Ford stated in 2002 the Police Jury widened Airline Drive to 5 lanes. Since that was completed, traffic has increased on Airline Drive and Kingston Road. The parish had a study performed to explain what needs to be done to Palmetto Road. They have been purchasing right of way that is needed. The widening will probably occur sooner than later with this potential development and the school. He has had discussion with Mr. Daigle as to right of way which may be required in front of his development. The parish is only acquiring right of way at this time.

Sam Merritt asked if the school site was being zoned R-1 also.

Robert Daigle stated it was.

Sam Marsiglia stated the school site would require a Special Exception Use approval and a public hearing before the Board of Adjustment.

David Rains asked what the impact of the commercial and residential would have on the sewer infrastructure.

Robert Daigle stated that he is working with the Town of Benton as to the town being able to provide the sewer.

Sam Merritt called for a motion to place the application up for public hearing.

Motion was made by John Bokenfohr to approve the application for public hearing. The motion was seconded by Shonta Neal. A roll call vote was held and the motion carried unanimously.

REGULAR MEETING

1. Approval of Minutes

A motion was made by Grace Jenkins to approve the January minutes as written. The motion was seconded by John Bokenfohr. The motion carried unanimously.

2. Old Business – None

3. New Business

Carlotta Askew discussed the members attending Louisiana APA conference next year.

4. Violations – Sam Marsiglia discussed pending violations.

5. Adjourn



Mr. Sam Merritt, Chairman
SM/CAB