

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES-SPECIAL CALL MEETING  
Tuesday, March 11<sup>th</sup>, 2015 – 7:00 P.M.  
Bossier Parish Police Jury Chambers  
204 Burt Boulevard, Benton, Louisiana 71006

MEMBERS PRESENT

John Bokenfohr  
Grace Jenkins  
Shonta Neal  
Martha Reyenga  
Sam Merritt

OTHERS PRESENT

Sam Marsiglia  
Carlotta Askew-Brown  
Neil Erwin  
Robert Daigle  
David Rains  
Cliff Davis  
Butch Ford  
Kiki Porter  
Ken Lee

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.

Sam Merritt made a statement regarding the board’s duties as an appointed board.

Shonta Neal made a motion to remove the two agenda items of the March 6, 2015 meeting from the table. The motion was seconded by Grace Jenkins. A vote was held and the motion carried unanimously.

Sam Merritt discussed the procedures and time limitations for the applicants and members of the public desiring to speak at the meeting.

John Bokenfohr made a motion to combine both zoning applications for the purpose of discussion. The motion was seconded by Shonta Neal.

Sam Merritt stated the combining would be for discussion only and the cases would be voted on separately. A roll call vote was then held and the motion carried unanimously.

- (B) Zoning Amendments-Public 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.

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 discussed the legal duties of the board in relation to land use decisions and stated how the proposed zoning amendments complied with the definitions of the R-1 and B-2 districts contained in the zoning regulations.

David Rains, Palmetto Park resident, discussed the reasons for forming the Benton MPC and the impacts the proposed development will have on the area. Also discussed was the data used for the preparation of the traffic study and how

the potential school site will add to the impact of the traffic and the actual demand in the community for the commercial development.

Cliff Davis, resident, discussed the topography of the site and the potential drainage problems the proposed development would create.

Sam Marsiglia stated the parish has a no adverse impact drainage ordinance and the parish engineer was present and could speak to the process for developers.

Butch Ford, Bossier Parish Engineer, discussed the existing drainage of the site and the proposed changes by the developer and that a study is being worked on by Coyle Engineering.

Sam Merritt asked the parish engineer if it is the case that no homes may be constructed until a drainage plan for the site is approved by the parish.

Butch Ford responded that was correct and explained the process of submittal of a drainage study during the platting process. He also discussed the current traffic counts on Palmetto Road and the impact the new development would have on Palmetto Road and the recommendations in the traffic study to relieve the impacts.

Kiki Porter, resident of Bay Hills, discussed the traffic concerns on Palmetto Road and the difficulty of exiting out of Bay Hills onto Palmetto Road.

Ken Lee, resident of Bay Hills, discussed the water and sewer needs of the proposed development.

Sam Merritt stated an engineering firm conducted a study and the Town of Benton has the capacity to service the proposed development.

Robert Daigle offered no rebuttal to the comments regarding the R-1 zoning. He stated the commercial rezoning request meets the requirements of the zoning regulations and spoke to the studies that reflected the need for commercial uses in the area.

Sam Merritt called for a motion for BP-4-15.

Martha Reyenga discussed the loss of the golf course and what that means to her. But because of the codes and ordinances and regulations that the planning commission is bound by, I have to make a motion to accept the application of Southern Lifestyle Development with approval from R-A to R-1 on the estimated 288 lots, 146.56 acres, previous golf course and it saddens me as an older lady when I was just a young child to see this happen but the audience needs to understand that we are bound by law to make the same type of recommendation that was made for the other subdivisions that surround this property so therefore, I make the motion to accept the case BP-4-15. The motion was seconded by Grace Jenkins. A roll call vote was and held and the motion carried unanimously.

Sam Merritt called for motion for BP-5-15.

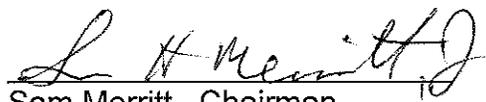
John Bokenfohr made a motion to disapprove BP-5-15 for rezoning from R-A to B-2 and the reasons I'm making a motion to disapprove it is I do have concerns about the safety regarding traffic, I'm not convinced in what I've heard that the traffic problems, stated by the community, are being taken care of if they build the subdivision. I am concerned about potential crime if these establishments are open somewhat late at night, that has not been addressed to my satisfaction and I don't think it would meet safety and general welfare, and I'm talking about the crime and lastly none of the area in this particular subdivision that's requesting being built, there's no commercial development around this one, the other ones we've approved there have been commercial development in that general area. This particular subdivision is surrounded completely by houses and for the same

reasons that I approved, that I allow houses to be built there, the rational is I don't think I can approve it for commercial development there's just no commercial development there, I think It would decrease the value of, it's not in the best interest of the neighborhood. The motion was seconded by Martha Reyenga. A roll call vote was held and John Bokenfohr and Martha Reyenga voted YES, Grace Jenkins, Shonta Neal and Sam Merritt voted NO.

Carlotta Askew-Brown stated the motion failed.

Neil Erwin clarified that the chairman voted to deny the rezoning request. Mr. Erwin reiterated the motion was to deny the commercial rezoning and the chairman stated that is what he meant and that his vote should have been Yes.

Sam Merritt stated as there were no more agenda he would entertain a motion to adjourn. Motion to adjourn was made by Shonta Neal and seconded by Martha Reyenga. Motion carried unanimously.



Sam Merritt, Chairman  
SM/CAB