

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, April 6, 2015 – 7:00 P.M.
Town Council Chambers – Benton Town Hall
105 Sibley Street, Benton, Louisiana

MEMBERS PRESENT

John Bokenfohr
Grace Jenkins
Shonta Neal
Martha Reyenga

OTHERS PRESENT

Sam Marsiglia
Carlotta Askew-Brown
Neil Erwin
Michan Holbrook
Ivy Russell

MEMBERS ABSENT

Steve Vercher

Martha Reyenga, Chairman, called the meeting to order.

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

(B) Subdivisions-Amended Plats

1. BP-6-15 - The application of LPACS, LLC for an Amended Plat approval for Hidden Trace Subdivision, Unit 1A, being a re-subdivision of Lot 3, Hidden Trace Subdivision, Bossier Parish, LA.

Michan Holbrook of Coyle Engineering was present to represent the applicant. Discussion was held regarding the dividing the current lot into two separate lots.

Martha Reyenga asked if nearby property owners were notified.

Sam Marsiglia stated the nearby property owners were notified.

Ivy Russell, of LPACS, LLC and the property owner, have owned the large lot for a year or two and clarified the reason for wanting to divide the 8.5 acre lot into two smaller multi-acre lots. She also stated the other property owners were aware of the resubdivision of the lots.

Martha Reyenga called for a motion.

Motion was made by John Bokenfohr to approve BP-6-15. The motion was seconded by Grace Jenkins. A roll call vote was held, the motion carried unanimously.

(C) PRELIMINARY PLATS

1. BP-7-15 – The application of Southern Lifestyle Development, LLC for a Preliminary Plat approval for Palmetto Bluffs, Unit 1 being a Planned Unit Development, Bossier Parish, LA.

Michan Holbrook, of Coyle Engineering, was present to represent the applicant. Discussion was held describing the plat. She stated the preliminary plat for Unit 1 follows the masterplan and is a Planned Unit Development. She also stated a variance for the rear yard setback on some interior lots was being requested.

Martha Reyenga stated there was no one from the public to ask questions. Neil Erwin asked Michan Holbrook to clarify how many lots would be affected by the variance.

Michan Holbrook clarified the number of lots that would be affected.

Neil Erwin stated the R-1 zoning is coming up and asked Sam Marsiglia if the timing for the Final plat was considered.

Sam Marsiglia responded if the R-1 zoning was delayed, the developer would be asked to voluntarily delay the Final plat until the zoning was approved.

Michan Holbrook stated she would need to ask the developer after the hearing for zoning was held.

Neil Erwin discussed the need for delay, by the developer, if the zoning before the Police Jury decision is delayed.

Martha Reyenga asked if the need for a delay should be included in any motion made on the Preliminary plat.

John Bokenfohr made a motion to set BP-7-15 up for a public hearing, the motion was seconded by Grace Jenkins. A roll call vote was held, the motion carried unanimously.

Neil Erwin asked if the public hearing would be at the Benton Town Hall.

Sam Marsiglia stated that unless told otherwise the public hearing for the plat would be at Benton Town Hall.

REGULAR MEETING

1. Approval of Minutes

Discussion that the minutes for the March 2, 2015 Regular meeting and the March 10, 2015 Special Call meeting are not completed was conducted by Sam Marsiglia. No vote to approve was taken.

2. Old Business-None

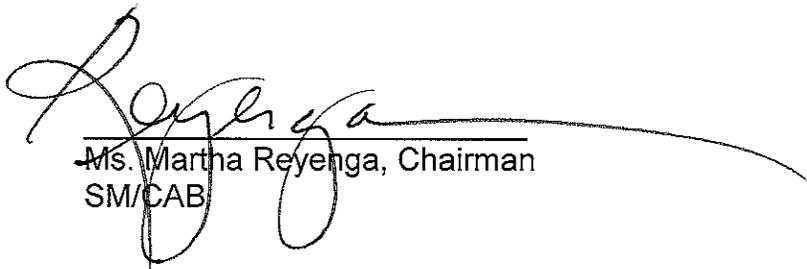
3. New Business

The election of the Benton MPC Vice Chairman for 2015 was discussed. Shonta Neal was elected as Vice Chairman.

Discussion of fees for copying minutes and information for Public Records requests were conducted by Carlotta Askew Brown. Fees related to Minutes, written and CD versions, copying of large documents and per page fee for regular information were clarified and adopted.

Discussion of the donation of unused MPC equipment and furniture to the Town of Benton and the Benton Police department was conducted by Sam Marsiglia. Motion was made by John Bokenfohr to donate any unused furniture and equipment to the town. Motion was seconded by Shonta Neal. A roll call vote was held and the motion carried unanimously.

5. Adjourn


Ms. Martha Reyenga, Chairman
SM/CAB