

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

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

MEMBERS PRESENT

Grace Jenkins
Shonta Neal
Martha Reyenga
Steve Vercher
John Bokenfohr

OTHERS PRESENT

Sam Marsiglia
Carlotta Askew-Brown
Michan Holbrook
Katherine Dudley
Neil Erwin

MEMBERS ABSENT

None

Martha Reyenga, Chairman, called the meeting to order.

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

(B) Public Hearings

1. BP-10-15 – The application of Ryan Smith Builders, LLC to request and Amended Plat approval for Woodlake Ridge, Unit 1A being a resubdivision of Lots 6 and 7 of Woodlake Ridge, Unit 1, Bossier Parish, LA.

Michan Holbrook, of Coyle Engineering, was present to represent the applicant stated the purpose of the amended plat was to combine two lots together.

Steve Vercher asked if the plat was a part of a masterplan and if the units were being developed one at a time.

Michan Holbrook stated it was an existing subdivision.

Steve Vercher asked as to which side of the drainage easement the residence would be built on.

Michan Holbrook responded the owner was going to abandon the existing location of the easement and relocate it.

Martha Reyenga called for any public comments as there were none a motion was called for.

John Bokenfohr made a motion to approve the amended plat. The motion was seconded by Shonta Neal. The motion passed unanimously.

2. BP-11-15 – The application of Katherine Dudley to request an Amended Plat approval for Cypress Border Subdivision, Unit 1A being a resubdivision of lots 12 and the East 100' of lot 13 Cypress Border Subdivision, Bossier Parish, LA. Katherine Dudley, applicant for the plat, stated the purpose of the plat was to combine the lots to create at least a ¾ acre tract for the purpose of constructing a residence.

Martha Reyenga, Chairman, asked how large the tract would be after combining the lots together.

Katherine Dudley responded the amount of property would be 2.84 acres.

Carlotta Askew-Brown, Assistant Director/Planner confirmed the amount of land Ms. Dudley spoke about was correct.

Steve Vercher, asked if the purpose of the combining of the lots was to satisfy Bossier Health Department requirements.

Katherine Dudley responded that was correct and a builder would start on Wednesday.

Steve Vercher asked if it was a site built home.

Katherine Dudley responded it would be a pier and beam site built home.

Sam Marsiglia, Director, explained that the applicant already owned all the property but it was parceled out in the assessor's office as three separated tracts and she was combining them into one tract.

Martha Reyenga called for public comments, as there were none a motion was called for.

Shonta Neal made a motion to approve the amended plat. The motion was seconded by John Bokenfohr. The motion passed unanimously.

(C) Preliminary Hearings

1. BP-9-15 – The application of River Ranch Acres Company, LLC requesting a Preliminary Plat approval for Belmere Subdivision, Unit 2, Bossier Parish, LA.

Michan Holbrook was present to represent the applicant and stated this is plat is 22 lots and the second unit of the existing subdivision. She also stated this unit was part of a previously approved masterplan.

Martha Reyenga called for any public comments, as there were none a motion was called for to send the application forward to public hearing.

John Bokenfohr made a motion to send the plat to public hearing. The motion was seconded by Shonta Neal. The motion carried unanimously.

REGULAR MEETING

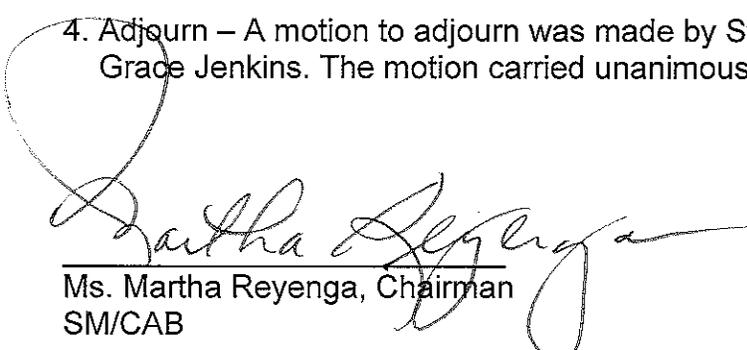
1. Approval of Minutes

Discussion was held by the chair to consider approval of the Minutes of the June 1, 2015 meeting. Shonta Neal made a motion to accept the minutes as written and Grace Jenkins seconded the motion. A roll call vote was taken and the motion carried unanimously.

2. Old Business-None

3. New Business - Neil Erwin, MPC Attorney, discussed the appeal of the G&H lawsuit.

4. Adjourn – A motion to adjourn was made by Steve Vercher and seconded by Grace Jenkins. The motion carried unanimously.


Ms. Martha Reyenga, Chairman
SM/CAB