

BENTON - PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, October 5, 2015 – 7:00 P.M.
Benton Town Hall
105 Sibley Street, Benton, Louisiana

MEMBERS PRESENT

Martha Reyenga
Grace Jenkins
Shonta Neal
John Bokenfohr
Steve Vercher

OTHERS PRESENT

Sam Marsiglia
Carlotta Askew-Brown
Mayor Wayne Cathcart
Alderman Ron Jones
Jeff Raley
Kurt Nixon
Hugh Knotts
Chief Charles Pilkinton
Neil Erwin

MEMBERS ABSENT

None

Martha Reyenga, Chairman, called the meeting to order.

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

(B) Public Hearings

1. T-5-15 – The application of Raley and Associates requesting Final Plat Approval for Lost River Estates North, Unit 2 located in Benton, LA.

Jeff Raley, of Raley and Associates, was present to represent the developer and requested that the application be delayed until November as not all of the utility easements have been placed on the plat.

As there were no questions from the public, Martha Reyenga, Chairman, called for a motion.

A motion to delay the T-5-15 was made by John Bokenfohr and was seconded by Shonta Neal. A roll call vote was held and the motion carried unanimously.

2. BP-12-15 – The application of Nixon Engineering requesting Final Plat Approval for Jamestowne Subdivision, Unit 2 located in Bossier Parish, LA.

Kurt Nixon, of Nixon Engineering, was present to represent the developer and stated that this application was Unit 2 of Jamestowne Subdivision and a continuation of same subdivision.

As there were no questions from the public, the chairman called for a motion.

A motion to approve BP-12-15 was made by John Bokenfohr and was seconded by Shonta Neal. A roll call vote was held and the motion carried unanimously.

3. T-7-15 – The application of Raley and Associates requesting an Amended Plat Approval for Lost River Estates North, Unit 1B, Benton, LA.

Jeff Raley was present to represent the developer and stated this application was for the purpose of making lots 18 and 19 larger to build larger homes.

Steve Vercher, MPC board member, asked if it was just these two lots being changed.

Jeff Raley confirmed that it was.

As there were no questions from the public, the chairman called for a motion.

A motion to approve T-7-15 was made by John Bokenfohr and was seconded by Shonta Neal. A roll call vote was held and the motion carried unanimously.

(C) PRELIMINARY HEARINGS

1. T-6-15 – The application of Hugh Knotts for a Zoning Amendment to change the zoning classification of 6582 Highway 3, Benton, LA from B-2; Neighborhood Business District to B-3; Community and Central Business District for the purpose of used automobile sales.

Hugh Knotts, option holder, was present to represent the application and stated that an easement was found on the property that makes the lots smaller and if the zoning is changed, the existing building would have to be torn down and a new office would have to be constructed.

Sam Marsiglia, MPC Director clarified the easement the applicant was speaking about was the street Right of Way.

Martha Reyenga asked if there were any comments from the audience.

Charles Pilkinton, Chief of Police for the Town of Benton, stated concerns about public safety of the site because of vehicles parking on the street and if he builds a new building it should be placed on the rear of the site so that customer parking and cars coming and leaving from the site, will be safer. He also stated that people parking along Highway 3 causes a traffic issue.

Ron Jones, Town of Benton Alderman, confirmed the issues stated by the Chief of Police were correct and he has received complaint calls regarding the parking problem.

Robert Berry, adjoining property owner, stated he would like to see a parking plan if the application goes to a public hearing.

Wayne Cathcart, Mayor of the Town of Benton, asked the applicant to clarify if the proposed use was a Bail Bonds business or used car sales.

Hugh Knotts stated it would be both.

Steve Vercher asked the applicant if the zoning is currently B-2 and why the B-3 was needed.

Hugh Knotts stated the B-3 was needed to be able to sell cars.

Steve Vercher asked for the applicant to provide a site plan of the site.

Hugh Knotts stated he would provide that and explained what the new building would look like on the site and explained how the Bail Bonds business operates.

Marth Reyenga asked for information as to the size of the site and where the property lines are located in regards to the existing building.

Hugh Knotts responded to her request.

As there were no further comments from the board or the public, the Chairman called for a motion.

A motion was made by John Bokenfohr to set T-6-15 up for public hearing. The motion was seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

REGULAR MEETING

1. Approval of Minutes

Discussion was held by the chair to consider approval of the minutes of the September 14, 2015 meeting. Grace Jenkins made a motion to accept the minutes as written and was seconded by John Bokenfohr. A roll call vote was held to and the motion carried unanimously.

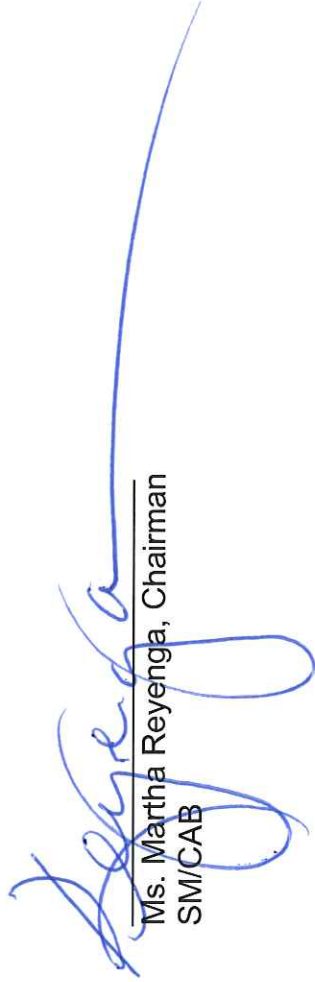
2. Old Business- Carlotta Askew-Brown, Assistant Director, discussed with the board the need for an amendment to the 2016 MPC budget necessitated by the Bossier Parish Police Jury being able to provide liability insurance to the board at no cost and the reallocation of monies due to that.

A motion was made to amend the 2016 budget was made by John Bokenfohr and seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

3. New Business – Sam Marsiglia discussed the training of the new board members in 2016.

4. Adjourn

A motion to adjourn was made by John Bokenfohr and seconded by Shonta Neal. The motion carried unanimously.



Ms. Martha Reyenga, Chairman
SM/CAB