

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, March 7, 2016 – 6:00 P.M.
Benton Town Hall
105 Sibley Street, Benton, Louisiana

MEMBERS PRESENT

Martha Reyenga
Grace Jenkins
John Bokenfohr
Steve Vercher
Shonta Neal

OTHERS PRESENT

Sam Marsiglia
Carlotta Askew-Brown
Michael Kelsch
Ramiro Lopez
Sammie Halsell
George Cummings
Martha Murray
Terry Dunlop
Neil Erwin

MEMBERS ABSENT

None

Martha Reyenga, Chairman, called the meeting to order.

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

(B) PUBLIC HEARINGS

1. BP-1-16 – The application of Twin Branches Real Estate, LLC to request Final Plat approval for Water’s Edge, Cypress, Phase II.

Michael Kelsch, of Raley and Associates, was present to discuss the application and stated the final plat was a continuation and comprised of 40 lots.

Steve Vercher, MPC board member, asked the applicant if the homes would be site built or manufactured homes.

Michael Kelsch explained the homes would be site built.

Martha Reyenga called for any public comments.

Michael Kelsch stated he had discussed the location of the mailboxes with the Postmaster.

As there were no further comments, the chairman called for a motion.

John Bokenfohr made a motion to approve BP-1-16, the motion was seconded by Steve Vercher. A roll call vote was held and the motion carried unanimously.
2. T-1-16 – The application of Ramiro Lopez to request a Minor Plat approval for Ann Burns Subdivision, Unit 2, being a replat of 2.938 acres, more or less, of Ann Burns Subdivision.

Ramiro Lopez, landowner and applicant, was present to discuss the application.

Steve Vercher asked why the applicant was requesting plat approval.

Ramiro Lopez responded the purpose of the plat was to combine five lots into one larger lot to build a home on the larger lot.

Carlotta Askew-Brown, Assistant Director, explained combining the lots into one larger lot would allow direct access from the public street to the entire lot.

Martha Reyenga asked the applicant if the lot was next to the Rowe's property.

Marsha Murray, adjoining property owner, asked the applicant what type of home he is constructing.

Ramiro Lopez stated the home would be of brick construction.

George Cummings, nearby property owner, discussed the recent flooding in the area of the plat.

There was discussion regarding the flood zone of the property and what the base flood elevation of the lot would be.

Martha Reyenga called for any additional comments from the public.

John Bokenfohr made a motion to approve T-1-16. The motion was seconded by Grace Jenkins. A roll call vote was held and the motion to approve T-1-16 carried unanimously.

(C) PRELIMINARY HEARINGS

1. BP-5-16 – The application of Sammie P. Halsell for a zoning amendment to change the zoning classification of a 3.301 acre tract of land located in Sections 17 and 18, Township 19 North, Range 13 West, Bossier Parish, Louisiana, from R-A; Residence Agriculture District to I-1; Light Industrial District for an existing, non-conforming light industrial operation.

Sammie Halsell, property owner, was present to represent the application and discussed the reason for needing the zoning amendment.

Martha Reyenga stated she believed the application had been heard by the board last year or the year before and was in the hands of the Police Jury.

Sam Marsiglia, MPC Director, stated he met with Mr. Halsell a couple of weeks ago and was told the board recommended it remain non-conforming and there was never any action to move it forward to the Police Jury.

Neil Erwin, MPC Attorney, stated he remembered it previously being heard by the board and if the minutes from the meeting were available.

Martha Reyenga stated that she remembered the board voting on the previous application.

Steve Vercher stated he remembered approving the building permit for the applicant's home when he worked for the City of Bossier.

Sammie Halsell explained the timing of the construction and location of all the family homes built on the property.

Steve Vercher asked if he was going to have to make any improvements if it is approved.

Sammie Halsell discussed the vegetative screening that is currently in place and protecting the proposed homes to the northeast of his property.

Martha Reyenga called for any comments from the public and the board.

Hearing none a motion was called for.

John Bokenfohr made a motion to place BP-5-16 up 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

Discussion was held by the chair to consider approval of the minutes of the February 1, 2016 meeting. Grace Jenkins made a motion to accept the minutes as written and was seconded by Shonta Neal. A roll call vote to approve the minutes was held and the motion carried unanimously.

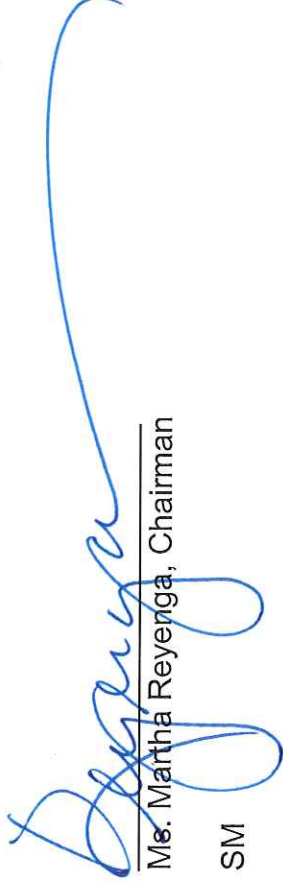
2. Old Business - Martha Reyenga discussed Ethics training.

Carlotta Askew-Brown and Neil Erwin held a discussion with the board regarding MPC Board contact email addresses and phone numbers given to the general public so they may contact the individual zoning board members.

3. New Business – Neil Erwin discussed the status of the G & H lawsuit.

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