

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, May 2, 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
Sammie Halseil
Timothy Chance
Mayor Wayne Cathcart
Susan Stinson
Jason Westerman
John Doyal

MEMBERS ABSENT

None

Martha Reyenga, Chairman, called the meeting to order.

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

(B) PUBLIC HEARINGS

1. T-2-16 – The application of Timothy Chance for a Zoning Amendment to change the zoning classification of a 0.298 acre tract of land located at 104 N. Sibley Street in Section 29, Township 20 North, Range 13 West, Benton, Louisiana from R-2; Multiple Family District, to B-3; Community and Central Business District, for a classic car dealership office.

Timothy Chance, property owner, was present to represent the application. He discussed with the board his plans for starting and operating a Classic Car dealership from this location. He stated he would only have 1-3 cars per year at the site.

Mayor Wayne Cathcart spoke in support of the zoning change and stated Mr. Chance had spoken to the Benton Town Council and there were no issues.

John Campbell, Benton resident, spoke in favor of the zoning change and stated that he had lived in Benton his whole life and he always understood this to be a commercial property.

As there were no more public comments, Martha Reyenga called for a motion.

John Bokenfohr made a motion to approve T-2-16, the motion was seconded by Shonta Neal. A roll call vote was held and the motion carried unanimously.

2. BP-6-16 – The application of John Doyal for Minor Plat approval for two lots, total acreage being 6.069 acres, more or less, located in Section 12, Township 20 North, Range 14 West, Bossier Parish, LA. (Police Jury District 3)

John Doyal, applicant, was present to represent the application and stated he wanted to subdivide the property to sell his mother's house.

Martha Reyenga, chairman, stated she was familiar with the land and that he was cutting out a smaller tract from a 15 or 20 acre tract.

As there were no public comments, Martha Reyenga called for a motion.

John Bokenfohr made a motion to approve the Minor Plat and it was seconded by Shonta Neal. The motion carried unanimously.

(C) PRELIMINARY HEARINGS

1. BP-7-16- The application of Sammie P. Halsell requesting Preliminary Plat approval for Halsell Subdivision, Unit 1, Benton, LA. (Police Jury District 3)

Jason Westerman, of Coyle Engineering, was present to represent the application and stated the reason for the subdivision plat was for the owner to take all his current property and plat it into four lots to clear up his records.

Steve Vercher, board member asked about a buffer along the rear of the property adjacent to Kingston Plantation.

Sam Marsiglia, MPC Director, stated there was an existing natural buffer on the site.

Jason Westerman stated there was a levee board easement along the rear and any construction in that area would have to be approved by the Levee Board.

Steve Vercher requested the Levee Board easement be shown on the plat

As there were no further comments, Martha Reyenga called for a motion.

John Bokenfohr made a motion to place the application up for public hearing and 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 May 2, 2016 meeting. Grace Jenkins made a motion to accept the minutes as written. The motion was seconded by Shonta Neal. A roll call vote to approve the minutes was held and the motion carried unanimously.

2. Old Business – None

3. New Business – Sam Marsiglia, MPC Director, discussed with the board a proposed ordinance to aid with a zoning violation concerning a commercial dumpster being used for a permanent trash receptacle at a residence. Also discussed was Willis Knighton's plan for the closed Palmetto Golf Club property.

4. Adjourn

A motion to adjourn was made by Shonta Neal and seconded by Grace Jenkins. The motion carried unanimously.


Ms. Martha Reyenga, Chairman
Ms. Chinetta "Shonta" Neal, Vice Chairman
SM