

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

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

MEMBERS PRESENT

Grace Jenkins  
John Bokenfohr  
Steve Vercher  
Shonta Neal

OTHERS PRESENT

Sam Marsiglia  
Carlotta Askew-Brown  
Neil Erwin  
Jason Westerman  
Michael Keish  
Donna Jackson  
Robert Berry  
Shelly Wagner

MEMBERS ABSENT

Martha Reyenga

Shonta Neal, Vice Chairman, called the meeting to order.

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

(B) PUBLIC HEARINGS

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

Jason Westerman, of Coyle Engineering was present to represent the applicant and stated the subdivision changed to a single lot subdivision because some of the lots on the preliminary plat were too small.

Steve Vercher, MPC member, asked the applicant to clarify that the previous plat was a four lot subdivision and that the new plat was only a one lot subdivision.

Jason Westerman stated that was correct.

Sam Marsiglia, MPC director, stated that the levee board requested that their easement be marked on the ground.

Jason Westerman stated he was speaking to Mark Long of the levee board regarding marking the easement on the ground and that would be done if necessary.

Steve Vercher stated he would not be able to approve plat without the Levee Board request being satisfied.

Jason Westerman stated he understood the board's position but he felt since a permit was already issued for construction of the existing buildings that on the ground marking was not necessary. He also asked the board if they could approve conditionally that the marking on the ground would be done if needed after further talks with the parish engineer and the levee board.

Sam Marsiglia stated that the levee board requested the plat not be approved until the requirement of physically marking the easement on the ground be completed and asked the MPC attorney if the plat could be approved

conditionally.

Neil Erwin, MPC attorney, stated that there was no history of the board approving a plat conditionally and could not recommend approving a plat with a suspensive condition with no tradition or history of that procedure.

John Bokenfohr, MPC member, asked for clarification from Mr. Erwin regarding a possible conditional approval of the plat.

Neil Erwin stated he could not recommend that type of conditional approval.

Jason Westerman asked the board to delay approval of the plat until the request of the levee board was resolved.

Steve Vercher made a motion to table BP-7-16, the motion was seconded by John Bokenfohr. A roll call vote was held and the motion carried unanimously.

2. BP-8-16-The application of Twin Branches Real Estate, LLC to request Amended Plat approval for Water's Edge, Cypress, Phase 2.

Michael Kelsh, with Raley and Associates, was present to represent the applicant and stated the plat was similar to the previous plat but the Police Jury requested some of the lot sizes be increased to meet the .75 acre size requirement.

Steve Vercher asked the applicant if the  $\frac{3}{4}$  acre size was a health department requirement.

Michael Kelsh responded that it was a request from Butch Ford to meet the Bossier parish ordinance requirements.

The MPC staff stated the ordinance changed a couple of years ago.

Shonta Neal, acting chairman, called for any public comments.

Robert Berry, Cypress Black Bayou, stated all the information they required for approval of the plat had been done.

As there were no more public comments, John Bokenfohr made a motion to approve the amended plat. The motion was seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

3. BP-9-16 – The application of Donna Jean Soileau Jackson to request Minor Plat approval for Jackson Square Subdivision, Benton, LA.

Donna Jackson, land owner, was present to represent the application and stated the purpose of the plat was to create two lots from the existing five lots and the existing home is for sale and it will be more affordable for a buyer to have smaller lot.

Steve Vercher asked the applicant to clarify which lots were commercial and which lots were residential.

Robert Berry explained to the board what Cypress Black Bayou will require from the applicant.

Donna Jackson stated that she did not have a buyer at this time so she wasn't sure what the use of the vacant commercial lot would be.

Robert Berry asked Sam Marsiglia if a use for the commercial tract was not known, would the commercial zoning revert back to R-A.

Sam Marsiglia responded that a use was established so the zoning would remain commercial and that the MPC would be able to call a public hearing without

notice to the landowner after one year of the land being zoned, if a commercial use had not been established.

Shelly Wagner, of Caldwell Banker, stated she has been in contact with the police jury as to their requirements for the plat.

John Bokenfohr explained to the applicant she would need ask for a delay action on the plat as it could not be approved by the board without the Cypress Black Bayou request for the infree line being marked physically on the ground being made.

Robert Berry explained to the applicant what Cypress Black Bayou needed to recommend approval of the plat.

Donna Jackson requested the board delay the plat application.

A motion to delay the plat was made by John Bokenfohr to table the application the motion was seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

#### (C) PRELIMINARY HEARINGS

1. BP-10-16/T-3-16-The application of the Benton MPC to amend the zoning regulations in regards to Accessory Structures placement

Sam Marsiglia explained to the board the need for an amendment to the regulations regarding placement and type of Accessory Structures allowed in a residential area because of a recent violation problem related to a commercial dumpster located in the front yard of a residence.

John Bokenfohr made a motion to place the application up for public hearing and the motion was seconded by Steve Vercher. 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 and the motion was seconded by John Bokenfohr. 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, asked the board to keep Martha Reyenga in their thoughts during her family loss.

4. Adjourn

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

  
Shonta Neal, acting Chairman

SM