

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, July 11, 2016 – 6:00 P.M.
Bossier Parish Police Jury Chambers
204 Burt Boulevard, Benton, Louisiana

MEMBERS PRESENT

Marth Reyenga
Grace Jenkins
John Bokenfohr
Steve Vercher
Shonta Neal

OTHERS PRESENT

Sam Marsiglia
Carlotta Askew-Brown
Neil Erwin
Jason Westerman
Jeff Raley
Josh Gorman
Fern Conger

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

Sam Marsiglia, Director, stated the applicant had requested this case be delayed until the August hearing.

Martha Reyenga, MPC Chairman, called for a motion. Shonta Neal made a motion to delay BP-9-16 per the applicant's request. The motion was seconded by John Bokenfohr and a roll call vote was held. The motion carried unanimously.

2. T-3-16 – The application of Raley and Associates, Inc. to request an Amended Plat approval for Lost River Estates North, Unit 2, Benton LA.

Jeff Raley, of Raley and Associates, was present to represent the case and stated lots 24-30 were made larger.

Martha Reyenga called for comments from the board or the public. As there were none a motion was called for. A motion to approve the amended plat was made by John Bokenfohr and seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

At the request of Carlotta Askew-Brown, Shonta Neal made a motion to hold a 10 break in the meeting. The motion was seconded by John Bokenfohr. The motion to hold a 10 minute break carried unanimously.

After equipment repair, the hearing reconvened 5 minutes later.

(C) PRELIMINARY HEARINGS

1. BP-11-16 – The application of River Ranch Acres Company, LLC to request Preliminary Plat approval for Belmere Subdivision, Unit 3, Bossier Parish, LA.

Jason Westerman, of Coyle Engineering, was present to represent the applicant and stated this was a continuation of Belmere Subdivision.

Steve Vercher, MPC member, stated there was a problem with the mailbox locations for the previous unit in the front of the subdivision and asked if the mailbox location for the new unit was in the same place.

Jason Westerman stated the new location for the cluster mailboxes would be at the end of Unit 3 and no more would be in front.

Martha Reyenga asked if ample parking would be provided for the cluster mailbox.

Sam Marsiglia stated the new location had been approved by the Postmaster.

Martha Reyenga called for public comments. As there were none, a motion was called for. John Bokenfohr made a motion to approve the application and the motion was seconded by Steve Vercher. A roll call vote was held and the motion carried unanimously.

2. BP-12-16 – The application of River Ranch Acres Company, LLC to request Preliminary Plat approval for Belmere Subdivision, Unit 4, Bossier Parish, LA.

Jason Westerman was present to represent the applicant and stated this was the same as Unit 3.

Discussion was held concerning the location of the cluster mailboxes that would service both of the new units.

Martha Reyenga called for public comments.

As there were no comments from the public, Martha Reyenga called for a motion. John Bokenfohr made a motion to approve the application. The motion was seconded by Shonta Neal. A roll call vote was held and the motion carried unanimously.

3. BP-13-16 – The application of Harold F. Powell to request Preliminary Plat approval for Powell Family Partition, Bossier Parish, LA.

Jason Westerman was present to represent the applicant and stated the purpose of the plat is to divide up family property into 1 acre lots.

Steve Vercher asked if this was a new subdivision. Jason Westerman stated that it was.

Martha Reyenga called for public comments.

Carlotta Askew-Brown, Assistant Director, asked if there would be any covenants. Jason Westerman stated there would be none.

Martha Reyenga asked if each lot would have separate water well. Jason Westerman stated they would.

Steve Vercher asked if a Levee Board easement affected the property. Jason Westerman stated it would not affect any easement.

Martha Reyenga called for a motion. A motion was made by John Bokenfohr to approve the application for public hearing. The motion was seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

A motion was made by John Bokenfohr to combine agenda items 6 and 7 as they are related. The motion was seconded by Shonta Neal. A roll call vote was held and the motion carried unanimously.

6. BP-14-16 – The application of Donna Jean Soileau Jackson to request Zoning Amendment approval for a portion of Lot 1, Jackson Square Subdivision.
7. BP-15-16 – The application of Donna Jean Soileau Jackson to request Zoning Amendment approval for a Portion of Lot 2 of Jackson Square Subdivision.

As the applicant was not present and this was a Preliminary hearing, Sam Marsiglia represented the applicant and state the purpose of the zoning amendment request was to correct the overlap of B-2 and R-1 zoning classifications on the newly created lots of her plat.

Discussion was held to clarify that there are currently three (3) existing commercial lots and 2 existing residential lots and the request was to combine the commercial lots into one (1) larger lot and the two (2) residential lots into one larger lot.

Martha Reyenga called for public comments.

Josh Gorman, nearby resident, asked if there was information about the application that could be obtained.

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

A motion to approve BP-14-16 and BP-15-16 for public hearing was made by John Bokenfohr and 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 June 13, 2016 meeting. Shonta Neal made a motion to accept the minutes as written and the motion was seconded by John Grace Jenkins. A roll call vote to approve the minutes was held and the motion carried unanimously.

2. Old Business – Discussion to resign two previously approved plats because of changes requested by the Parish Engineer were added to the previously approved and signed Final plats.

3. New Business – Sam Marsiglia explained to the board the 30' dumpster zoning violation was resolved and the staff would continue forth with a new ordinance to regulate dumpsters at residences.

4. Adjourn

A motion to adjourn was made by Shonta Neal and seconded by Steve Vercher. The motion carried unanimously.


Martha Reyenga, Chairman
SM