

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, August 1, 2016 – 6:00 P.M.  
Benton Town Council Chambers  
105 Sibley, Benton, Louisiana

MEMBERS PRESENT

Marth Reyenga  
Grace Jenkins (Late)  
John Bokenfohr  
Steve Vercher  
Shonta Neal

OTHERS PRESENT

Sam Marsiglia  
Carlotta Askew-Brown  
Susan Stinson  
Robert Aiello  
Jeanette Horning  
Donna Soileau Jackson

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

Robert Aiello, developer, was present to represent his application and stated he was here to represent River Ranch acres for Units 3 and 4.

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

Jeanette Horning asked if there were plans for fencing along the back of the lots.

Robert Aiello stated that the developers would not put the fences up, but typically the builders place them on the rear of the lots.

Martha Reyenga, MPC Chairman, called for a motion. John Bokenfohr made a motion to approve BP-11-16. The motion was seconded by Shonta Neal and a roll call vote was held. 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.

Robert Aiello was still present to represent the application and stated Unit 4 was an extension of Belmere.

Carlotta Askew-Brown, Assistant Director, stated that Grace Jenkins, MPC Board member had joined the meeting.

Martha Reyenga called for comments from the board or the public.

Jeanette Horning asked if the plans to extend a street into Bay Ridge Subdivision were still in effect.

Robert Aiello stated they were but they had not gotten that far in the development yet.

Martha Reyenga asked Mr. Aiello to confirm the proposed street connecting Bay Ridge Subdivision would be part of Unit 5.

Robert Aiello stated it would be after Unit 5.

Steve Vercher, board member, asked Mr. Aiello is the proposed street was in the masterplan that the MPC had previously approved.

Robert Aiello stated it was.

Martha Reyenga called for a motion. A motion to approve the Final plat was made by John Bokenfohr and seconded by Shonta Neal. A roll call vote was held and the motion carried unanimously.

Martha Reyenga asked for a motion to combine cases BP-14-16 and BP-15-16.

A motion to combine the two cases was made by John Bokenfohr and seconded by Steve Vercher. A roll call vote was held and the motion carried unanimously.

3. BP-14-16 and BP-15-16 – The applications of Donna Soileau Jackson to request a zoning amendment to change the zoning classifications of a portion of Lot 1 Jackson Square Subdivision from B-2; Neighborhood Business District to R-1; One Family Residence District and a portion of Lot 2 Jackson Square Subdivision from R-1; One Family Residence District to B-2; Neighborhood Business District.

Donna Jackson, landowner, was present to represent the two applications and explained the reason for the request.

Steve Vercher asked the applicant if she had gotten the questions, from last month's hearing, from Cypress Black Bayou answered.

Donna Jackson stated that Robert Berry was given the elevation information he required.

Martha Reyenga called for any comments from the public. As there were none a motion was called for.

A motion to approve the two cases was made by John Bokenfohr and seconded by Shonta Neal. A roll call vote was held and the motion carried unanimously.

4. BP-9-16- The application of Donna Soileau Jackson to request Minor Plat approval for Jackson Square Subdivision.

Donna Jackson was still present to represent the application and stated the reasons for requesting the Minor Plat approval.

Martha Reyenga asked if plat was taking the existing five lots and combining them into two lots.

Sam Marsiglia, Director, confirmed that is the applicant's request.

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

A motion to approve BP-9-16 was made by John Bokenfohr and seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

#### (C) PRELIMINARY HEARINGS

None

## REGULAR MEETING

### 1. Approval of Minutes

Discussion was held by the chair to consider approval of the minutes of the July 11, 2016 meeting. Grace Jenkins made a motion to accept the minutes as written and 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 – Carlotta Askew-Brown led a discussion regarding the possibility of allowing Mother- In-Law Suites in the future.

Sam Marsiglia informed the board that the office was expecting the Willis-Knighton applications in October or November.

Steve Vercher informed the board that he would have a conflict with the Willis-Knighton applications and he would recuse himself from voting.

### 4. Adjourn

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



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Martha Reyenga, Chairman

SM