

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, March 6, 2017 – 6:00 P.M.  
Benton Town Hall  
105 Sibley Street, Benton, Louisiana

MEMBERS PRESENT

Martha Reyenga  
Grace Jenkins  
Shonta Neal  
Steve Vercher  
John Bokenfohr

OTHERS PRESENT

Sam Marsiglia  
Carlotta Askew-Brown  
Mayor Shelly Horton  
Jason Westerman  
Randall Miller  
Junior Hollis  
Matthew Gleason  
Bryan Yeates  
Colonel Scott Edwards  
Keith Norwood  
Carol Edwards  
J R Hartline  
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-2-17 – The application of Linda Meeks for a Final Plat approval of a Partition of Survey for a 80.797 acre tract located in Section 9, Township 19 North, Range 13 West, Bossier Parish, LA.

Jason Westerman, of Coyle Engineering, was present to represent the application.

As there were no questions or comments from the board or the public, Martha Reyenga, board Chairman, 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.

2. BP-4-17 – The application of Randall and Melissa Miller requesting a Minor Plat approval for a 5.413 acre tract located in Section 11, Township 19 North, Range 13 West, Bossier Parish, LA.

Jason Westerman was present to represent the application and stated the purpose of the Minor Plat was to reconfigure to two lots.

Steve Vercher, board member, asked if the plat had to go before the Cypress Black Bayou commission for the flowage easement.

Randall Miller, property owner, stated the property had been surveyed and Cypress Black Bayou had been out to the site and approved it.

As there were no further questions or comments, the Chairman called for a motion.

A motion to approve the Minor Plat was made by John Bokenfohr and seconded by Grace Jenkins. A roll call vote was held and the motion was carried unanimously.

3. T-1-17 – The application of Marcille W. Hollis requesting Minor Plat approval for A .08 acre tract of land located within the town limits of Benton, LA.

4. T-2-17 – The application of Marcille W. Hollis requesting Minor Plat approval for a 1.46 acre tract of land located within the town limits of Benton, LA.

5. T-3-17 – The Application of Marcille W. Hollis requesting Minor Plat approval for a 2.09 acre tract of land located within the town limits of Benton, LA.

A motion to combine items 3, 4 and 5 for discussion was made by Grace Jenkins and seconded by Shonta Neal. A roll call vote was held and the motion carried unanimously.

Junior Hollis was present to represent the applications and stated the purpose of the plat was to divide the property into three lots.

Steve Vercher, inquired into the accessory building that was half on one lot and half on another.

Junior Hollis stated explained why they divided the building into two separate buildings.

Sam Marsiglia, MPC Director, stated the applicant applied to the Board of Adjustment for a variance for one of the building to remain on the property line.

As there were no further questions or comments, the Chairman called for a motion. A motion to approve all three Minor Plats was made by John Bokenfohr and seconded by Shonta Neal. A roll call vote was held and the motion carried unanimously.

BP-8-17 – The application of Matthew Wayne Gleason requesting Minor Plat approval for 19.957 acre tract located in the Southeast ¼ of Section 13, Township 20 North, Range 14 West, Bossier Parish, LA.

Matthew Gleason was present to represent the application.

Martha Reyenga asked the applicant if the purpose of the Minor Plat was to separate a smaller lot from the 19 acres so that a residence could be built.

Matthew Gleason stated that was correct.

As there were no further questions or comments, the Chairman called for a motion.

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

7. BP-10-17 – The application of Bledsoe Architects requesting Planning Approval for a 70 acre site for a proposed new High School located in Sections 8 and 17, Township 19 North, Range 13 West, Bossier Parish, LA.

Steve Vercher recused himself from any discussion or voting on this application.

Bryan Yeates, of Bledsoe Architects, was present to represent the application and stated Keith Norwood was there representing Bossier Parish School Board and a representative of Raley and Associates was there for civil engineering questions.

Martha Reyenga asked if the application was for the construction of the new Benton High School on this site.

Bryan Yeates stated it was and they had plans and they were ready to move forward with construction.

Butch Ford, Parish Engineer, stated he had no concerns and that he had been working with them for 2 year on this site.

Colonel Scott Edwards, nearby property owner, asked if there had been any discussion regarding another entrance to the school.

Keith Norwood stated there was a good separation between the proposed high school and the elementary school and the schools would dismiss at different times. He believes that the length of the entrance road will alleviate traffic concerns at the intersection at Kingston Road and that they would be open to another entrance in the future if possible.

Discussion was held regarding dismissal times between the two schools that would help the traffic.

John Bokenfohr asked if all the traffic would exit onto Kingston Road.

Bryan Yeates stated that was correct.

Keith Norwood stated one upside was a lot of traffic was being taken off of Benton Road.

Discussion was held regarding the number of students at the existing elementary school and the proposed high school.

Carol Edwards, nearby property owner, stated the traffic was a nightmare in the morning on Kingston Road and her concern that high school kids would be driving on the same road as elementary school kids.

Keith Norwood stated they are looking at getting the traffic safely off Kingston Road and alternatives were discussed, but they could not expand the existing high school because of traffic on Benton Road and this was the better option.

Discussion was held on how the traffic on Kingston Road would be managed.

Colonel Scott Edwards stated his support of the new school but reiterated his concerns about the traffic on Kingston Road and asked if a traffic analysis had been done.

Keith Norwood stated there was one done and discussed the findings in the traffic analysis.

Discussion was held regarding the lighting of the proposed future ball fields.

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

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.

8. BP-11-17 – The application of Randall Hilton requesting an Amended Plat approval for Atkins Subdivision a 2.21 acre tract located in Section 18, Township 19 North, Range 13 West, Bossier Parish, LA.

As no applicant was present to represent the application, Sam Marsiglia and Carlotta Askew-Brown, Assistant MPC Director explained the application to the board.

As there were no questions or comments from the board or public comments a motion was called for.

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.

(C) PRELIMINARY HEARINGS

1. BP-3-17 – The application of G & H Development, LLC for a Preliminary Plat approval for a 55.139 acre tract of land located in Section 24, Township 19 North, Range 13 West, Bossier Parish, LA.

2. BP-5-17 – The application of G & H Development, LLC for a Zoning Amendment to change the zoning classification of a 55.139 acre tract of land located in Section 24, Township 19 North, Range 13 West, Bossier Parish, LA from R-A; Residence Agriculture to R-1; One Family Residence district.

MPC Chairman, Martha Reyenga, recused herself from discussion of the G & H applications.

Shonta Neal, MPC Vice Chairman, assumed the duties as Chairman.

John Bokenfohr made a motion to combine the two G & H Development applications for the purpose of discussion. Grace Jenkins seconded the motion. A roll call vote was held to combine the two applications for discussion.

J R Hartline, property owner, was present to represent the application and stated he was subdividing the property into minimum 2.5 acre lots to fit in to the rural character of the area.

Steve Vercher asked as the developer to explain the nature of use of the 25 acre lot that is on the Preliminary Plat and if it would be for horses or other types of animals.

J R Hartline stated the 25 acre lot could be sold as is or divided into smaller 2.5 acre tracts.

John Bokenfohr, board member, asked the developer to speak about the water and sewer plans for the subdivision.

J R Hartline stated the water would be private wells and the sewer would be individual private systems. He also stated his engineer said the water wells would not impact the area.

Steve Vercher suggested there should be a test well?

Butch Ford stated all water wells would have to be permitted and the engineer will do a study for depths and how much water would be available and there would be a little work done to determine how deep the wells will have to be. He also stated the engineer will be providing him information about drainage impact before the public hearing and he will have to determine where driveways on Old Plain Dealing Road will be located.

J R Hartline stated only two driveways would come out onto Old Plain Dealing Road.

As there were no more comments or questions from the public, a motion was called for.

John Bokenfohr made a motion to move BP-3-17 and BP-5-17 to a public hearing. The motion was seconded by Grace Jenkins and a roll call vote was held. 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 6, 2017 meeting. Grace Jenkins made a motion to accept the minutes as written and was seconded by John Bokenfohr. A roll call vote to approve the minutes as written was held and the motion carried unanimously.

2. Old Business- None

3. New Business – Sam Marsiglia discussed a proposed ordinance to create a Planning Approval process for livestock in the R-1 district.

4. Adjourn

A motion to adjourn was made by John Bokenfohr and the motion carried unanimously.



Ms. Martha Reyenga, Chairman  
SM/CAB