

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, April 3, 2017 – 6:00 P.M.
Benton Town Hall
105 Sibley Street, Benton, Louisiana

MEMBERS PRESENT

Martha Reyenga
Grace Jenkins
Steve Vercher
Shonta Neal

OTHERS PRESENT

Sam Marsiglia
Carlotta Askew-Brown
Neil Erwin
Mayor Shelly Horton
Ricky Raley
Richard Harrell
Joey French
Stephen Fortson
Douglas Scott Smith
Charles Brigham
Lex Webb
Halli Horn
Mary Bounds
Hanna Gamble
J. Harrison
Butch Ford

MEMBERS ABSENT

None

Martha Reyenga, Chairman, called the meeting to order.

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

(B) PUBLIC HEARINGS

1. BP-12-17 – The application of Keith Crump for a Minor Plat approval for Crump Subdivision being a 9.161 acre tract of land, more or less, located in Section 15, Township 19 North, Range 13 West, Bossier Parish, LA.

Ricky Raley, of Mohr and Associates, was present to represent the application and stated the owner was dividing the property so that a residence for himself and his daughter could be built.

Martha Reyenga, Chairman, asked the applicant if the purpose of the plat was to cut out lot 2 from lot 1 and that the daughter would build on lot 2.

Ricky Raley stated that was correct.

Richard Harrell, nearby property owner, asked if it would be just two single family dwellings or any manufactured homes.

Ricky Raley answered there was only two homes and no manufactured homes.

Richard Harrell asked if there would be any other houses or a subdivision and could having only two residences be a condition of the approval.

Sam Marsiglia, MPC Director, stated that the owner would have to rezone the property and subdivide again to have more than two lots.

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

Shonta Neal made a motion to approve BP-12-17; the motion was seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

Martha Reyenga recused herself discussion of agenda items 2 and 3. Shonta Neal, Vice Chairman, assumed the role of board chairman for agenda items 2 and 3.

2) BP-3-17- The application of G & H Development, LLC for Final Plat approval for Willow Creek at Benton being a 55.139 acres more or less located in Section 24, Township 20 North, Range 14 West, Bossier Parish, LA.

A motion to combine items 2 and 3 was made by Shonta Neal and seconded by Steve Vercher. A roll call vote was held and the motion carried and the motion carried unanimously.

Discussion was held as to whether the cases should be delayed as new information regarding the plat was submitted prior to the meeting.

Sam Marsiglia stated as there were members of the public present for these cases should be allowed to speak, but the board should not act on it.

Steve Vercher, board member, asked if the developer would want the zoning voted on tonight as the new information submitted late was for the plat.

Sam Marsiglia stated as they are linked together, they should be treated as one case.

Joey French, engineer for the applicant, was present to represent the applicant and stated he was present to answer any questions.

Steve Vercher asked Joey French to explain the changes to the plat.

Joey French stated that the lots on Old Plain Dealing Road, at the top of the hill, needed changing to make the driveway access on the road safer.

Steve Vercher stated that lots on the plat had access to a parish road but the lot to the rear needed access.

Joey French answered that lot 1000 would be dedicated if lot 10 was ever subdivided.

Carlotta Askew-Brown, Assistant Director, asked Joey French to clarify that the applicant was requesting the delay.

Steve Vercher asked Joey French to explain the water detention area.

Joey French explained the detention area and how it drained.

Steve Vercher asked how the utilities would be done.

Joey French stated they would be individual septic systems and private wells.

Shonta Neal called for any public comments.

Stephen Fortson, Attorney, stated he was present to represent several land owners and stated there are great concerns as to what is being proposed. He also stated this development was different from the surrounding horse farms and that there was nothing in the application addressing drainage and the issue of

possible wetlands on the site, impacts to the nearby lake, possible damage to the water supply in the area and traffic concerns on Old Plain Dealing Road.

Scott Smith, nearby landowner, discussed his concerns regarding the impact to lake downstream and have not heard from the developer's engineer or the parish engineer about this project.

Charles Brigham, nearby landowner, inquired as if there was some type of fencing around this development planned.

Jerry Hartline, owner/developer, responded there was no fencing planned by the developer and that it was being designed for the residents to have farm animals or their children to have show animals.

Lex Webb, nearby property owner, and stated he just built a house and discussed his concerns regarding traffic.

Halli Horn, nearby property owner, discussed her concerns regarding traffic on Old Plain Dealing Road.

Mary Bounds, nearby property owner, discussed her concerns regarding the condition of Willow Bend Road and problems with drainage in the area.

Hanna Gamble, nearby property owner, discussed her concerns regarding the types of homes to be built.

J. Harrison, nearby property owner, stated to the board to be sure and take all the comments into consideration and discussed his concerns regarding the traffic on Old Plain Dealing Road.

Steve Vercher asked the parish engineer if a traffic study will be required.

Butch Ford, Bossier Parish Engineer, stated he needed some traffic counts from the applicant.

Joey French stated that he would perform traffic counts on Old Plain Dealing Road.

Discussion was held regarding the size of the lots on the R-1 zoned subdivision across the street.

Neil Erwin, MPC attorney, confirmed the lots within that subdivision were an average of 1.6 acres in size.

Steve Vercher asked Joey French to provide the MPC staff with a copy of a Wetlands Determination letter that was issued a few years ago.

Butch Ford discussed a gas line that was located in the area.

A motion to delay BP-3-17 and BP-5-17 until was made by Steve Vercher and seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

(C) PRELIMINARY HEARINGS

1. BP-13-17 – The application of the Benton Metropolitan Planning Commission to amend the zoning regulations to add Livestock and Poultry raising to the R-1; One Family District as a use requiring planning approval.

Sam Marsiglia discussed with the board a proposed amendment to the zoning regulations that would allow farm animals in an R-1 district as a planning approval use.

After discussion of the proposed amendment the decision was made to provide further research and details to the board prior to holding a public hearing.

2. BP-14-17- The application of the Benton Metropolitan Planning Commission to amend the zoning regulations to change the minimum lot size in the R-A; Residence Agriculture district to One (1) acre.

Sam Marsiglia discussed with the board a proposed amendment to the zoning regulations that would increase the minimum lot size in the R-A district to one acre.

As there were no comments, a motion to place BP-14-17 up for public hearing was made by Shonta Neal and seconded by Grace Jenkins. The motion carried unanimously.

REGULAR MEETING

1. Approval of Minutes

Discussion was held by the chair to consider approval of the minutes of the March 6, 2017 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 discussed seeking funds from NLCOG for a future land use plan for the Benton MPC area. Carlotta Askew-Brown discussed the resignation of John Bokenfohr from the MPC board and the appointment of his successor – Bryan Kauffer.

4. Adjourn

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


Ms. Martha Reyenga, Chairman

SM