

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, August 7, 2017 – 6:00 P.M.
Bossier Parish Police Jury Chambers
204 Burt Boulevard, Benton, Louisiana

MEMBERS PRESENT

Grace Jenkins (Late)
Bryan Kauffer
Steve Vercher

OTHERS PRESENT

Sam Marsiglia
Carlotta Askew-Brown
Neil Erwin
Robert Aiello
Michan Holbrook
Butch Ford
Robert Aiello
James Harvey
Tom Lawson
Kevin Meadows
David Buford
Phillip Templeton
Ashley Harvey
Rachel Hauser

MEMBERS ABSENT

Martha Reyenga
Shonta Neal

Steve Vercher, Acting 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-21-17 – The application of Kevin Meadows to requesting Minor Plat approval for a 1.55 acre tract of land located in Section 11, Township 20 North, Range 13 West, Bossier Parish, LA.

Kevin Meadows, land owner, was present to represent his application and stated the reason for the minor subdivision plat was to break out 1 and ½ acres so that his daughter could be a house.

Steve Vercher, board member, asked what type of construction the home would be.

Bryan Kauffer, board member, asked if the home would be all the applicable building standards. The applicant responded yes.

As there were no further comments, Steve Vercher, acting MPC Chairman, called for a motion. Bryan Kauffer made a motion to approve BP-21-17. The motion was seconded by Grace Jenkins and a roll call vote was held. The motion carried unanimously.

Grace Jenkins made a motion to combine agenda items 2, 3 and 4 for the purpose of discussion. The motion was seconded by Bryan Kauffer. A roll call vote was held and the motion carried unanimously.

2. BP-18-17 – The application of Aiello Investments, LLC for Final Plat approval for Turtle Creek Subdivision, Unit 3 being 26.935 acres, located in Sections 11 & 2, Township 19 North, Range 13 West, Bossier Parish, LA.

3. BP-19-17 – The application of Aiello Investments, LLC for Final Plat approval for Turtle Creek Subdivision, Unit 4 being 2.816 acres, located in Sections 11 & 2, Township 19 North, Range 13 West, Bossier Parish, LA.
4. BP-20-17 – The application of Aiello Investments, LLC for Final Plat approval for Turtle Creek Subdivision, Unit 5 being 2.2 acres, located in Sections 11 & 2, Township 19 North, Range 13 West, Bossier Parish, LA.

Michan Holbrook, engineer for the developer, was present to represent the applications and described to the board the three plats for the addition to Turtle Creek subdivision.

Steve Vercher asked if there was a Homeowner's Association in Turtle Creek Subdivision.

Michan Holbrook said there was an existing HOA.

Bryan Kauffer, board member, asked if it was the intention of the developer to follow all rules required by the Health Department and the Parish regarding drainage and sewage treatment.

Micahn Holbrook stated that the developer would meet all requirements.

Bryan Kauffer asked if there were any traffic concerns.

Michan Holbrook stated she was not aware of any.

David Buford, resident on West Lakeshore Drive discussed with the board his concerns regarding traffic on West Lakeshore Drive, wastewater and storm water drainage that might be caused by the addition to Turtle Creek.

James Harvey, resident on South Lakeshore Drive, discussed with the board the problems caused from storm water drainage on West Lakeshore and his vacant lot and the existing detention ponds in Turtle Creek.

Michan Holbrook explained to the board how storm water drainage plan for Turtle Creek subdivision is designed and how it will function.

Butch Ford, Bossier Parish Engineer, discussed with the board the history of the surrounding subdivisions and the drainage into the lake from the various surrounding subdivisions and the sewerage treatment for Turtle Creek and the plan for the Police Jury to purchase the sewerage plant and eventually take the sewerage to the new parish wastewater treatment facility.

Phillip Temple, resident of West Lakeshore, stated he had not heard any of the issues being answered and discussed with the board the state of the detention ponds.

Butch Ford discussed the repairs that had been made to the detention ponds.

Steve Vercher stated the purpose of the MPC board and that the concerns being discussed tonight will be addressed by the Police Jury before the plats being approved.

Robert Aiello, Turtle Creek developer, discussed with the board that he will maintain any structures owned by the HOA and the ponds will meet all standards required by the parish.

Tom Lawson, resident on West Lakeshore, discussed the flooding on West Lakeshore with the board and the Turtle Creek spillway.

Kevin Meadows, resident of Turtle Creek and president of the HOA, discussed the responsibility of the homeowner's association.

Ashley Harvey, resident of South Lakeshore, discussed drainage into the lake. Rachel Hauser, Parish secretary, discussed the possible dates of the hearings of the plats before the Police Jury.

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

Bryan Kauffer made a motion to approve BP-18-17. The motion was seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

Grace Jenkins made a motion to approve BP-19-17. The motion was seconded by Bryan Kauffer. A roll call vote was held and the motion carried unanimously.

Grace Jenkins made a motion to approve BP-20-17. The motion was seconded by Bryan Kauffer. 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 3, 2017 meeting. Grace Jenkins made a motion to accept the minutes as written and the motion was seconded by Bryan Kauffer. A roll call vote to approve the minutes was held and the motion carried unanimously.

2. Old Business – None

3. New Business – A Special Call meeting to review and adopt the 2017 Benton MPC budget was scheduled for September 11, 2017 immediately following the regular meeting of the Benton MPC.

4. Adjourn

A motion to adjourn was made by Bryan Kauffer and seconded by Grace Jenkins. The motion carried unanimously.


Steve Vercher, Acting Chairman

SM