

BENTON-PARISH METROPLITAN PLANNING COMMISSION

MINUTES

Monday, September 11, 2017 – 6:00 P.M.  
Police Jury Chambers – Benton Court House  
104 Burt Blvd., Benton, Louisiana

MEMBERS PRESENT

Martha Reyenga  
Steve Vercher  
Bryan Kauffer  
Shonta Neal  
Grace Jenkins

OTHERS PRESENT

Carlotta Askew-Brown  
Greg Williams  
Neil Erwin

MEMBER(S) ABSENT

N/A

Martha Reyenga, Chairman, called the meeting to order,

Pledge of Allegiance – Steve Vercher

Invocation – Shonta Neal

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

(B) Public Hearings

1. The application of J.W Hollis for a Minor Plat approval for a 1.586 acre tract of land located in Section 31, Township 20 North, Range 13 West Benton, LA.

The applicant, J. W. Hollis was not present. Martha Reyenga, Chairman, represented the applicant.

Mrs. Reyenga, stated that this is a simple lot subdivision that cuts 1.586 property from the larger tract, to sell his existing home.

Steve Vercher, member, asked if the lot would still have access from Old Bellevue Rd.

Mrs. Reyenga stated that it would have access from Old Bellevue Rd.

Mrs. Reyenga called for a motion.

Shonta Neal made the motion to approve the application.

Grace Jenkins seconded that motion.

Motion was approved unanimously.

2. The application of Kurt Nixon for Preliminary Plat approval Jamestown Subdivision Unit 3 being a Planned Unit Development being 14.245 acres, located in Section 9, Township 19 North, Range 13 West, Bossier Parish, LA.

The applicant, Greg Williams was present to answer any questions.

Mr. Williams asked why the platting process is necessary.

Mrs. Reyenga explained that due to the expansion of the subdivision that a new plat is required.

Mrs. Reyenga called for a motion.

A motion was made by Ms. Neal to approve the application.

Mr. Vercher seconded that motion.

Motion carried unanimously.

3. The application of the Benton MPC to amend the zoning regulations to add Livestock and Poultry raising in the R-1 (One Family District).

Mrs. Askew-Brown explained that how the code is written today, livestock and poultry is not allowed in the R-1 (One Family District). The proposed ordinance would allow livestock and

poultry raising in the R-1 zoning classification if the lots are 2 acres or larger and that the covenants shall determine the quantity of such animals.

Mrs. Reyenga asked if we are going to include 2 acres in the ordinance.

Mrs. Askew-Brown stated yes.

Mr. Vercher asked if the ordinance defines livestock and fowl and the quantity of each.

Mrs. Askew-Brown stated that the ordinance defines livestock as horses only and that the actual quantity would be determined by the developer in the covenants.

Mrs. Reyenga asked if we would review covenants because most covenants are generic.

Mr. Vercher stated that if the quantities are not defined, they can't be enforced.

Mrs. Askew-Brown stated that MPC office could not enforce exact quantities and that its usually not something that zoning regulates. The actual quantity would be defined by the developer and would be enforced through the covenants.

Mrs. Reyenga stated that there are places that exist now that have 20+ horse's on five acres and that it's a mess.

Shonta Neal, member, asked if a resident has a complaint, who do they complain to.

Ms. Reyenga stated that the livestock commission is not set up to handle complaints and the branding commission would probably look into a situation if the animals are malnourished.

Bryan Kauffer, member, asked what if someone has a complaint when a resident/neighbor is abusing the rules and are causing a nuisance. Who polices that.

Mrs. Askew-Brown stated that zoning office doesn't police animals or the quantities of animals.

Mrs. Reyenga, stated that the covenants will need to stipulate specifics.

Mr. Kauffer stated that his concern is geared towards developments that don't have covenants or those developments that may have generic covenants.

Mr. Reyenga agreed that the covenants need to address a quantity so that developers don't get carried away with the number.

Mrs. Grace Jenkins, member, asked if the ordinance addresses the acreage and that with the new ordinance, residents won't have to ask the Board for permission.

Mrs. Askew-Brown stated that the entire subdivision would have to be 2 acres or more.

Mrs. Reyenga, stated that if a plat is submitted, the MPC would need to make sure that they have 2 acres and that the covenants specifically say that they can only have horses and chickens. Generic covenants are usually pulled off the internet. Stipulations need to be placed on subdivisions.

Mr. Vercher asked if we could require a specific number of animals. Neighbors should know how many animals their neighbor can have.

Mr. Neil Erwin, MPC Attorney, stated that the covenants should state the allowable number per lot. (references Shreveport Case).

Mr. Vercher agreed and stated that if neighbors have a problem amongst themselves, they should be able to work it out with the specified covenants

Mr. Erwin stated that there might be some language that can be manipulated to allow for specific quantities.

Mr. Vercher stated that he believes that Shreveport has an ordinance that is similar to what we are trying to do.

Mrs. Reyenga stated that fowl covers a lot of birds and that the word "fowl" should be replaced with the word "poultry."

Mr. Kauffer asked if people could have pot belly pigs.

Mrs. Reyenga said no pot belly pigs would be allowed and that the ordinance is specifically for horses and chickens.

Mrs. Reyenga asked if this hearing should be postponed until the ordinance language is corrected.

Mrs. Askew Brown restated the Boards requests; "shall" will be changed to "must," "fowl" will be changed to "poultry" and the inclusion of the "exact quantities and types of each animal" be included in the covenants.

Mrs. Reyenga stated that the board is not against the ordinance but that it should be clarified.

Mrs. Askew-Brown posed a question to Neil Erwin; what if an existing single lot subdivision exists and wants to have horses and chickens; who polices them.

Mr. Erwin stated that the ordinance would only be allowed for a subdivision tied to a zoning request.

Mr. Vercher stated that he would research the Shreveport rules.

Mrs. Reyenga asked for additional comments.

Hearing none, she called for a motion.

A motion was made to delay the application by Mr. Kauffer.

Mr. Vercher seconded that motion.

Motion carried unanimously.

4. The application of the Benton MPC to introduce an ordinance to regulate the Manufactured Homes and Modular Homes within the Town Limits of Benton.

Carlotta Askew-Brown stated that this application needed to be delayed due to continued research for the Town.

Mrs. Reyenga asked for additional comments.

Hearing none, she called for a motion to delay the application.

A motion was made to delay the application by Mrs. Jenkins.

Mr. Kauffer seconded that motion.

Motion carried unanimously.

#### REGULAR MEETING

1. Approval of Minutes

Board unanimously voted to approve the minutes.

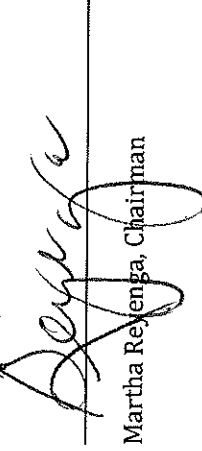
2. Old Business

None

3. New Business

Board went into a Special Call Meeting to review the Benton MPC 2018 Budget.

4. Adjourn

  
Martha Reyenga, Chairman