

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, October 2, 2017 – 6:00 P.M.  
Benton Town Hall  
105 Sibley Street, Benton, Louisiana

MEMBERS PRESENT

Martha Reyenga  
Grace Jenkins  
Bryan Kauffer  
Steve Vercher

OTHERS PRESENT

Sam Marsiglia  
Carlotta Askew-Brown  
Susie Stinson  
Kurt Nixon  
Jason Westerman  
Allie Keith  
Alderman Ronald Jones  
Kurt Foreman

MEMBERS ABSENT

Shonta Neal

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-22-17 – The application of Kurt Nixon for a Final Plat approval for Jamestowne Subdivision, Unit 3, being a 14.275 acre Planned Unit Development located in Section 9, Township 19 North, Range 13 West, Bossier Parish, LA.  
  
Kurt Nixon, of Nixon Engineering, was present to represent the application and stated the plat was a continuation of the previously approved masterplan.  
  
As there were no questions from the board or comments from the public, the chairman called for a motion. A motion to approve the Final Plat was made by Bryan Kauffer and seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.
  2. BP-23-17 – The application of Tony and Tulip Montalbano requesting approval of a Minor Plat for Montalbano Subdivision being a 2.821 tract located in Section 23, Township 20 North, Range 13 West, Bossier Parish, LA.  
  
Jason Westerman, of Coyle Engineering, was present to represent the application and stated this was a two lot subdivision dividing the Montalbano property for the purpose of giving the lots to their children.  
  
As there were no questions from the board and no comments from the public, the chairman called for a motion. A motion to approve the Minor Plat was made by Steve Vercher and seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.
  3. BP-24-17 – The application of Coyle Engineering requesting approval of a Minor Plat for Linton Square Subdivision being a 1.826 acre tract located in Section 16, Township 19 North, Range 13 West, Bossier Parish, LA.  
  
Jason Westerman, of Coyle Engineering, was present to represent the application and stated this was the Northeast corner of Linton and Palmetto Road

and the need for the plat is to separate the property from the commercial building next door and to sell the corner.

Steve Vercher, MPC board member asked if the owner knew what was going to be constructed there and what the current zoning of the tract was.

Jason Westerman answered that he was not aware of a particular use at this time and that the zoning was the same as the remaining tract.

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

A motion to approve the Minor Plat was made by Bryan Kauffer and seconded by Steve Vercher. A roll call vote was held and the motion carried unanimously.

4. BP-25-17 – The application of Mohommad Shamsabady requesting approval of a Minor Plat for a 1.318 acre tract located in Section 27, Township 20 North, Range 13 West, Bossier Parish, LA.

There was no one present to represent the application.

Martha Reyenga, MPC Chairman, was familiar with the application and stated the reason for the plat was for the purpose of cutting out the existing home on the property for financing purposes.

Sam Marsiglia, MPC Director, stated her comments were correct.

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

Bryan Kauffer made a motion to approve the Minor Plat, the motion was seconded by Grace Jenkins. A roll call vote was held and the motion was approved unanimously.

#### (C) Preliminary Hearings

1. T-8-17 – The application of Keith's Automotive Reconditioning for a zoning amendment to change the zoning classification of a .582 acre tract of land from R-1, One-Family Residence District to B-3; General Business for an automobile repair facility.

Allie Keith, Property Owner was present to represent the application and stated that she and her husband are the sole proprietors of the business and they are requesting B-3 zoning on their property to operate an automobile body repair shop.

Steve Vercher asked if they would have a paint booth and if it would be vented properly as that can become a problem.

David Keith responded it is a full paint booth to apply liquid vinyl and has the professional exhaust system.

Ronald Jones, Town of Benton District 3 Alderman, stated he spoke to some of the neighbors and they had no issues with the request.

Sam Marsiglia stated the applicants have applied for all the required permits and them coming to the MPC office for approval was how needing the zoning change was discovered

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

- A motion to place the application up for public hearing was made by Grace Jenkins and seconded by Steve Vercher. A roll call vote was held, and the motion carried unanimously.
2. BP-13-17 – The application of the Benton-Parish Metropolitan Planning Commission to amend the zoning regulations to add Livestock and Poultry raising to the R-1 zoning classification.
- Sam Marsiglia stated that the recommended changes to the ordinance that were requested by the board at the previous meeting had been added to the proposed ordinance.
- Martha Reyenga inquired as to the public notification procedures for the public hearing.
- Steve Vercher asked if a one lot subdivision would be affected.
- Sam Marsiglia stated the ordinance was for multi-lot subdivisions of lots larger than two acres.
- As there were no further comments from the board or the public the chairman called for a motion.
- A motion to place the application for public hearing was made by Bryan Kauffer to place the application up for public hearing with the condition the language clarifying multi-lot subdivisions being added.

#### REGULAR MEETING

1. Approval of Minutes

The minutes of the September Regular meeting were discussed and as the board has not had time to review the minutes action on the minutes was delayed until the November meeting.

2. Old Business – None

3. New Business – None

4. Adjourn

A motion to adjourn was made by Grace Jenkins and seconded by Steve Vercher. The motion carried unanimously.

  
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Ms. Martha Reyenga, Chairman  
SM/CAB