

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, January 8, 2018 – 6:00 P.M.  
Bossier Parish Police Jury Meeting Room  
204 Burt Boulevard, Benton, Louisiana 71006

MEMBERS PRESENT

Steve Vercher  
Bryan Kauffer  
Grace Jenkins

MEMBERS ABSENT

Martha Reyenga  
Shonta Neal

OTHERS PRESENT

Sam Marsiglia  
Jessica Aldridge  
Charlie Coyle  
Lori Broomfield

Steve Vercher, Acting Chairman, called the meeting to order.

- (A) Sam Marsiglia, MPC Director, called roll and stated a quorum was present.
- (B) PUBLIC HEARINGS

1. BP-1-18 – The application of Coyle Engineering, for an Amended Plat approval for Woodlake Subdivision, Unit 1-A located in Sections 3 and 10, Township 19 North, Range 13 West located in Bossier Parish, LA.

Charlie Coyle, of Coyle Engineering was present to represent the case and explained to the board the reason for the amended plat was to adjust the common lot line between lots 4 and 5 of Woodlake Subdivision Unit 1 for a land swap between the owners to accommodate the construction of a detached garage on lot 5-A and to reduce the 20' side yard setback to 10'.

Steve Vercher, acting Chairman asked if there was any reason for the plat to be reviewed by the Cypress Black Bayou Board.

Charlie Coyle explained that it was not required for these minor changes.

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

Bryan Kauffer made a motion to approve BP-1-18; the motion was seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

2. BP-2-18 – The application of Coyle Engineering for a Minor Plat approval for Harris Minor Plat a subdivision located in Section 33, Township 20 North, Range 13 West located in Bossier Parish, LA.

Charlie Coyle was present to represent the application and stated the purpose of the Minor Plat was for the owner to carve out a second tract to construct a new residence.

Steve Vercher asked if the new house would be a conventional stick built house.

Charlie Coyle answered it would be.

Steve Vercher asked how the new lot would be accessed.

Charlie Coyle responded that it would have access from Cummings Road.

Lori Broomfield, nearby property owner, discussed with the board that she believed there are restrictions for the subdivision that requires all lots to be at least 5 acres in size.

Charlie Coyle responded he was not aware of any restrictions.

Steve Vercher discussed that some properties have already been subdivided into lots of less than 5 acres and a precedent had been set.

Sam Marsiglia, MPC director stated that the plat still must go to the Bossier Parish Police Jury and they would have more latitude regarding restrictions than the zoning board.

Steve Vercher stated the applicant was following the MPC rules and restrictions would need to be discussed with the Police jury.

Bryan Kauffer asked if the applicant would be submitting all drainage plans to the parish engineer.

Charlie Coyle stated the applicant would be submitting all required documents to the parish engineer.

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

Bryan Kauffer made a motion to approve the application and it was seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

3. BP-31-17 & T-9-17 – The application of the Benton Parish MPC to consider the adoption of a newly created zoning map in digital and hard copy formats as the official zoning map of the Benton Parish Metropolitan Planning Commission.

Sam Marsiglia explained to the board the reason the newly created zoning map was needed and was created by the E-911 GIS staff.

Steve Vercher explained the jurisdictional area the new map covered.

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

A motion to approve was made by Grace Jenkins and 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


As the minutes of the December meeting were not complete, no discussion for approval of said minutes took place.

2. Old Business – Discussed the timing of the new land use plan funding.

3. New Business – None

4. Adjourn

A motion was made to adjourn and the motion carried unanimously.



Steve Vercher, Acting Chairman  
SM