

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, June 4, 2018 – 6:00 P.M.  
Benton Town Hall  
105 Sibley Street, Benton, Louisiana

MEMBERS PRESENT

Shonta Neal  
Steve Vercher  
Grace Jenkins  
Bryan Kauffer  
Martha Reyenga

OTHERS PRESENT

Sam Marsiglia  
Carlotta Askew-Brown  
Pat Doane  
Charlie Coyle  
Jeannine Clark  
Stephanie Edmiston  
Tammy Montgomery  
Marsha Murray

MEMBERS ABSENT

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-7-18- The application of River Ranch, LLC for a Final Plat approval for Belmere Subdivision, Unit 5 being 18.746 acres, more or less, located in Section 4, Township 19 North, Range 13 West, Bossier Parish, LA.

Charlie Coyle, Engineer for the applicant, was present to represent the application and stated this new unit was a continuation of the existing Belmere Subdivision and was compliant with the approved masterplan.

Steve Vercher, MPC member, asked if there would be a back entrance of this unit.

Charlie Coyle stated there would be another entrance and that it would be constructed with this unit and connects to Vance/Bay Ridge Drive.

Discussion was held regarding location of the mailboxes.

Jeanine Clark discussed with the board a past agreement that the construction traffic would not come down Bay Ridge Drive and the developer would build a separate construction entrance.

The board explained that the applicant would need to collaborate with the Police Jury and Parish Engineer.

Stephanie Edmiston discussed with the board her concerns of the volume of the traffic from the new street and the construction traffic her home being in front of the new street and would the headlights from the new street affect her property.

Steve Vercher explained that the board would be making a recommendation and the Police Jury has final approval.

After discussion of the masterplan and all comments were heard, the chairman called for a motion was called for.

Steve Vercher made a motion to approve the Final Plat. The motion was seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

2. BP-8-18- The application of Glenda LaCroix requesting Minor Plat approval for a tract of land being 10.04 acres more or less located in Section 29, Township 20 North, Range 13 West, Bossier Parish, Louisiana.

Tammy Montgomery, Realtor for the applicant, was present to represent the Property owner and stated this is a 20 acre tract and the owners desire to divide the property into two lots for the purpose of selling one for a single family dwelling.

Martha Reyenga, MPC Chairman, asked what was the purpose of the smaller lot remaining on the plat.

Tammy Montgomery stated the smaller lot goes with the existing residence on the property.

Marsha Murray, nearby property owner, asked what is the purpose of the tract which is not being utilized for the current sale and site built home.

Tammy Montgomery stated that the remaining property would more than likely be purchased by the individual who has the current contract.

As all comments had been heard, a motion was called for.

Steve Vercher made a motion to approve BP-8-18. The motion was seconded by Shonta Neal. The motion was seconded by Shonta Neal. A roll call vote was held and the motion carried unanimously.

3. BP-9-18- The application of Linda Meeks requesting Amended Plat approval for a tract of land being 80.797 acres more or less located in Section 13, Township 20 North, Range 13 West, Bossier Parish, LA.

Charlie Coyle, Engineer for the applicant, was present to represent the application and stated the purpose of the application was to change the orientation of a previously approved lot.

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

Shonta Neal made a motion to approve BP-9-18. The motion was seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

#### (C) PRELIMINARY HEARINGS

None

#### REGULAR MEETING

##### 1. Approval of Minutes

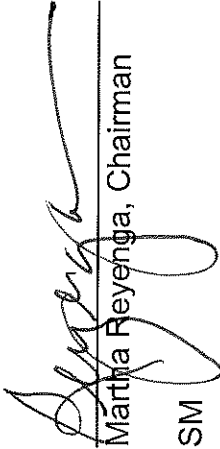
Discussion was held by the chair to consider approval of the minutes of the May 7, 2018, 2017 meeting. Grace Jenkins made a motion to accept the minutes as written and the motion was seconded by Steve Vercher. A roll vote was held and the motion carried unanimously.

##### 2. Old Business – None

3. New Business – Discussion was led by Sam Marsiglia making the board aware that the MPC staff was preparing two new ordinances concerning regulations for Off-Premise advertising signs and Cellular communication towers as no ordinance is existing. It was explained the ordinances will be ready for a Preliminary hearing at the July meeting.

4. Adjourn

A motion to adjourn was made by Bryan Kauffer and seconded by Shontia Neal. The motion carried unanimously.

  
Martha Reyenga, Chairman  
SM