

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, February 1, 2021 – 6:00 P.M.

Zoom (Virtual)

MEMBERS PRESENT

Martha Reyenga
Steve Vercher
Bryan Kauffer
Ray Delia

OTHERS PRESENT

Carlotta Askew-Brown
Daniel Besinaiz
Charlie Coyle
Richard Moore
Jack Lagrone
Cody Goodwin

MEMBERS ABSENT

N/A

Martha Reyenga, Chairman called the meeting to order.

(A) Carlotta Askew - Brown, MPC Executive Director, called roll and stated a quorum was present.

(B) PUBLIC HEARINGS

1. BP-24-20 – The application of Richard Moore requesting Final Plat approval of the Point at Cypress being 7.114 acres, more or less, located in Section 12, Township 19 North, Range 13 West, Bossier Parish, LA. (Police Jury District 3)

Charlie Coyle, Coyle Engineering, was present to answer any questions.

Coyle: The Moores are buying this property. It is at the end of Sommer Circle. It is an already established subdivision: Oak Point Lake Estates. They are going to purchase this property and divide it up into four lots. Three of the lots will be for houses for the family. The use of the fourth lot is undetermined. I drew a quick sketch for Mr. Eric Hudson to show where the houses would be and how they would be accessed. I had numerous conversations with Mr. Robert Berry about working in the flowage easements. He told us that driveways can be in the flowage easements as long as we get approval from the lake commission.

Vercher: I thought you could not put fill in there.

Coyle: I thought so as well. I did not think he would allow that. He said you can put a driveway there and I have the email confirmation. I sent it to Eric Hudson.

Vercher: When I did projects like this in the past, I had to offset it by increasing somewhere else. I had to balance it.

Coyle: The way that the land is here, it is not steep. We might be able to get the driveway in there without any fill. Any other questions?

Vercher: Are you sure Lot 2 is wide enough for a driveway?

Coyle: It is about 25 feet wide. It is plenty for a driveway.

Reyenga: The distance in Lot 1, is that distance from the property line sufficient?

Vercher: They are not showing any setbacks on the lots.

Askew-Brown: It shows on the front.

Coyle: The Moores do not have any site plans yet. This is just a conceptual plan to give an idea on what would work.

Reyenga: Do we have any questions from the audience?

Vercher: Carlotta, do you have the letter from Cypress Black Bayou that Oks the driveways over the flowage easement?

Askew-Brown: No but I can have Mr. Coyle send them to me. I did talk to Mr. Berry and he did not have any comments.

Per Mr. Lagrone via telephone: I want to make sure that Lot 1 is not negatively impacted due to fill.

Coyle: It won't. Cypress Black Bayou will not allow for any excess fill in this flowage easement. They will see that before it goes to construction.

Lagrone: But you just said they will allow you to build the driveway in the flowage area.

Coyle: They will allow it if you do not have any excess fill. In other words, you can if you build it at the natural ground level.

Lagrone: You cannot have fill and natural ground level in the same area. It will negatively impact somewhere.

Coyle: This is what Mr. Berry told us we can do.

Lagrone: Do I need to take this up with Robert.

Coyle: I guess so.

Askew-Brown: Are you concerned that it will negatively impact your property?

Lagrone: Correct. I am concerned it will backwash onto my property.

Coyle: We cannot design it in a way that it will wash onto another property. Whatever measures that need to be taken will be taken. It will not be approved otherwise.

Lagrone: That is my only concern. Other than that, I am excited to see you come into the area.

Reyenga: Any other comments from the audience?

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

A motion to approve the application with the condition that the building plans are approved by Cypress Black Bayou was made by Vercher and seconded by Delia.

A roll call vote was held and the motion carried unanimously.

(C) PRELIMINARY HEARINGS

2. BP-1-21 – The application of James Cody Goodwin requesting Preliminary Plat approval of Meadows Hills Subdivision being 16.329 acres, more or less, located in Section 14, Township 20 North, Range 13 West, Bossier Parish, LA. (Police Jury District 3)

Cody Goodwin was present to answer any questions.

Goodwin: We have a client that is looking to buy this undeveloped tract of land on the east side of Butler Hill Road. They want to subdivide the land into 11 lots.

Reyenga: Any comments from the committee? One of the lots is less than one acre.

Goodwin: That has been corrected. It is over 1 acre now.

Vercher: Is each one of these lots going to have their own well?

Goodwin: That is the plan.

Reyenga: And the setbacks on the road make Lots 2 and 3 look narrow.

Goodwin: Correct. The developer knows that there is not much buildable property on Lots 2 and 3 but there is enough room to build a home.

Vercher: Are these going to be conventional site built homes?

Goodwin: Yes, they will be conventional site built homes.

Askew-Brown: Lots 8, 9, 10, and 11 have shared driveways. Would U-shaped drives be allowed?

Goodwin: The idea is that they would share an access to Butler Hill Road. That is a request from the Parish. The main reason for the shared access is that those lots are fairly narrow so they wanted us to minimize the number of driveways.

Reyenga: Any other questions?

Vercher: How do these lots drain?

Goodwin: Towards Butler Hill Road then west into the lake.

Reyenga: Any questions from the audience?

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

A motion was made by Vercher to move the application to a public hearing and was seconded by Kauffer.

A roll call vote was held and the motion carried unanimously.

REGULAR MEETING

1. Approval of Minutes
 - a. A motion to approve the January minutes with the proposed changes was made by Kauffer and seconded by Vercher.

The motion passed unanimously.

2. Old Business
3. New Business

Askew-Brown: Next month I will add to the agenda what we call temporary uses. This is for seasonal items such as crawfish stands, snow cone stands, etc. so we can start reviewing and permitting those. Each item will have a season. Also, I wanted to let you all know that Ms. Jenkins term has expired and she is no longer with us.

4. Adjourn



Martha Reyenga, Chairman