

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, August 2, 2021 – 6:00 P.M.
Benton Town Hall
106 Sibley Street.
Benton, LA 71006

MEMBERS PRESENT

Martha Reyenga
Steve Vercher
Bryan Kauffer
Michael Jorgensen

MEMBERS ABSENT

Ray Delia

OTHERS PRESENT

Carlotta Askew-Brown
Daniel Besinaiz
Jeff Raley
Doug Filler
George Cummings
William Reed
Pat Doane
Ryan Estess (Video Call)

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-15-21 - The application of Douglas L. Filler requesting Minor Plat for Robert W. and Janet W. Arner approval for a tract of land being 7.0 acres more or less located in Section 16, Township 19 North, Range 13 West, Bossier Parish, LA. (Police Jury District 3)

Doug Filler, P.L.S., was present to answer any questions.

Vercher: I do not have a problem with this plat because it is intended to be horse pasture.

Reyenga: Same here.

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

A motion to approve the application was made by Jorgensen and seconded by Vercher.

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

2. BP-16-21 – The application of Jill Souter requesting Minor Plat for Steve Middlebrooks approval for a tract of land being 9.161 acres, more or less, located in Section 2, Township 20 North, Range 14 West, Bossier Parish, LA. (Police Jury District 5)

The applicant was not present to answer any questions.

Askew-Brown: The applicant requests that this item be tabled.

A motion to table the application was made by Kauffer and seconded by Jorgensen.

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

3. T-4-20 – The application of Ryan Estess requesting a Zoning Amendment to change the zoning classification of a tract of land being 26.706 acres more or less, from R-A (Residential Agriculture) to R-1 (One-Family Residence District) for a

proposed residential subdivision located in Sections 29 and 32, Township 20 North, Range 13 West, Bossier Parish, LA. (near intersection of Palmetto Road and Larkin Street). (Town District 5) (Police Jury District 3)

Jeff Raley, Raley and Associates, was present to answer any questions.

Raley: I have Ryan Estess on the phone to also answer any questions.

Vercher: Have you resolved any of the issues we have discussed?

Estess: We have gone back and forth on these issues. Now we would like to go to town council.

Vercher: We would like to hear the answers to the issues before it goes to town council. We should solve the issues now before it goes there. We really should talk about the subdivision regulations before we take any type of action on this case.

Estess: In reference to Larkin Street, we said we could close the street at Palmetto to stop cars from using Larkin to get to Highway 3.

Reyenga: I do not see Larkin Street being closed so this presents a safety problem for the residents living there.

Estess: We are using the standard car counts that are used by international traffic study counts. I would like for this to go through to the town council.

Cummings: Turning onto Highway 3 from Larkin is a safety concern. High school students will take Palmetto to get to the high school, not Larkin.

Vercher: I agree about turning onto Highway 3 being a safety concern but I do not agree with anything else that you said. I would like to propose a motion to deny.
Doane: The applicant may request to postpone.

Raley: The developer would accept a motion to postpone.

Vercher: I withdraw my motion to deny.

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

A motion to table the application was made by Kauffer and seconded by Jorgensen.

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

4. T-8-21 – The resolution establishing a temporary moratorium on the acceptance, consideration, and approval, of preliminary plats, residential planned unit developments and multi-family development in the Town of Benton, Louisiana.

Carlotta Askew-Brown, Benton MPC, was present to answer any questions.

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

A motion to approve the application was made by Vercher and seconded by Kauffer.

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

(C) PRELIMINARY HEARINGS

N/A

REGULAR MEETING

1. Approval of Minutes

- a. A motion to approve the July 12, 2021 was made by Vercher and seconded by Jorgensen.

The motion passed unanimously.

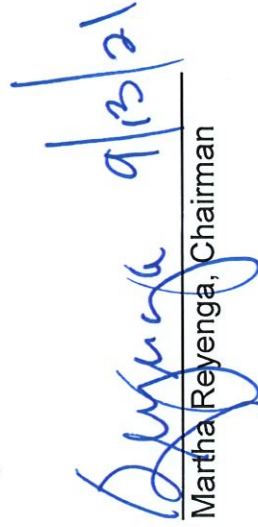
2. Old Business

N/A

3. New Business

N/A

4. Adjourn


Martha Reyenga, Chairman