

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, February 7, 2022 – 6:00 P.M.  
Benton Town Hall  
105 Sibley Street  
Benton, LA 71006

MEMBERS PRESENT

Martha Reyenga  
Steve Vercher  
Wes Shepherd  
Brian Kauffer

MEMBERS ABSENT

Michael Jorgensen

OTHERS PRESENT

Carlotta Askew-Brown  
Daniel Besinaiz  
Charles Grubb  
Kurt Nixon  
Stacy Brown  
Angela Lee  
Ray Mitchell  
Michael Kelsch  
Clarence McShane  
Pat Doane  
Kenneth O'Briant

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-1-22 – The application of Gary Mack Brown and Stacy Allen Brown requesting Minor Plat approval for Brown's Hidden Acres Subdivision, being 30.774 acres, more or less, located in Section 28, Township 20 North, Range 13 West, Bossier Parish, LA. (Police Jury District 3)

Stacy Brown was present to answer any questions.

Brown: We are dividing it into two lots: the lot where my house and barn currently are that we plan to sell and the other lot where we plan to put a home to live in.

Vercher: Will there be any homes built?

Brown: Eventually I will build a barn first and then a house later.

Reyenga: Any question from the board or audience?

Mitchell: I am wondering how many houses there are going to be.

Brown: Just one.

Reyenga: Any other questions?

Brown: I have one. When there is not a road at the front of the lot, is it normal to have the 25' setback?

Askew-Brown: Yes. We want to make sure you are not building on the property line.

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 Shepherd.

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

2. T-19-21 – The application of Kenneth O'Briant requesting Master Plat approval for Lost River South Master Plat, being 18.9 acres, more or less, located in Section 5, Township 19 North, Range 13 West, Benton, LA. (Town Council District 5) (Police Jury District 3)

Michael Kelsch, Raley and Associates, was present to answer any questions.

Kelsch: Mr. O'Briant bought 29 acres of property in the Lost River subdivision. He is wanting to separate from Lost River Estates and create Lost River South. The lots are much bigger than the original master plan. The street in the first unit has already been built. Water and sewer have already been built. We came through with the plat when Mr. O'Briant built his house. The town already reviewed and accepted the streets.

Vercher: So these lots are actually bigger than the lots in the original master plan?

Kelsch: That is correct and there is a note on the master plan that mentions that.

Vercher: Thank you. We do not want anyone coming in the future requesting smaller lots.

Askew-Brown: I want to say that this is a part of the new town subdivision development process. Whenever you have a new subdivision, you have to submit a new master plan plat so we can see what the development is going to be like. Then they have to follow that master plan going forward. It will be recorded.

Grubb: We are concerned that the impact on green space is not addressed. The only other concern is that the access to his property is through the public street that our HOA maintains. The applicant has agreed to have residents contribute fees for maintenance.

Vercher: I hope that is worked out in the future. We do not have jurisdiction over that.

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 Kauffer and seconded by Vercher.

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

3. T-20-21 – The application of Kenneth O'Briant requesting Preliminary Plat approval for Lost River South Unit No. 1, being 10.088 acres, more or less, located in Section 5, Township 19 North, Range 13 West, Benton, LA. (Town Council District 5) (Police Jury District 3)

Michael Kelsch, Raley and Associates was present to answer any questions.

Kelsch: This is unit 1 of the master plat plan that we just discussed. I did want to bring up one thing that is listed under "New Business" but it pertains strictly to this case. Can we discuss it with this case?

Reyenga: Fine by me.

Kelsch: Carlotta sent me the schedule and the new requirements for the Town of Benton. I feel that this situation with Mr. O'Briant is a different case. I feel that it is unnecessary to go to the town for final plat approval since the streets and sewer are already in.

Vercher: Well, our job is to make recommendations to the town. The town is the one who really gets to make the decisions.

Doane: If it were two lots, we have that procedure to move it along faster. I do not see a legal provision that would allow for the board to make that decision.

Vercher: In your drainage servitude, what's going on there? Will it be concrete?

Kelsch: It is a pipe. It is already built. It was reviewed and inspected by the town already.

Reyenga: Will Lot 1002 be landscaped?

Kelsch: Mr. O'Briant has leveled it off. I think the plan is to have a play area for kids.

Askew-Brown: I want to reiterate that he will be a completely different subdivision from Lost River Estates.

O'Briant: So we are going to the town and then we have to come back?

Askew-Brown: Yes, the town will need to approve your master plat. I think the Mayor plans on hearing that maybe next week. If they approve it as is, then yes, you will have to come back for your final plat.

Vercher: I would be fine if this were handled administratively.

Askew-Brown: I do not have that authority.

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 Kauffer and seconded by Shepherd.

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

#### (C) PRELIMINARY HEARINGS

4. BP-2-22 – The application of Nixon Engineering Solutions, LLC requesting a Zoning Amendment to change the zoning classification of a tract of land being 1.52 acres, more or less, from R-1 (One-Family Residence District) to R-A (Residential – Agriculture) for a pest control business located in Section 10, Township 19 North, Range 13 West, Bossier Parish, LA. (Police Jury District 3)

Kurt Nixon was present to answer any questions.

Nixon: You have already heard the plat on this. It was realized that the lot would have split-zoning, which is not allowed. This application is to make it all R-A.

Askew-Brown: The existing pest control business was R-A but the property they wanted to add to it was R-1. To keep away confusion, he needs to rezone it so it is all contiguous. He is making it all R-A.

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 Shepherd.

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

5. BP-3-22 – The application of North Calvary 13th District Association requesting a Zoning Amendment to change the zoning classification of a tract of land being 7.856 acres, more or less, from R-A (Residential – Agriculture) to B-2 (Neighborhood Business Districts) for a proposed meeting room for a church

located in Section 28, Township 20 North, Range 13 West, Bossier Parish, LA.  
(Police Jury District 3)

Angela Lee was present to answer any questions.

Lee: Our organization has been in existence since 1874 in that same area. We did not know that our building did not meet the zoning code. We are just trying to do a meeting room for our organization.

McShane: We need space for our Christian organization to have activities for kids.

Vercher: There are a lot of activities that will need to be worked out since this is a public meeting space. You will need a professional to make sure it fits with the code in terms of exit signs, handicap parking, and other things like that. I just want to make you aware of that.

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 Shepherd.

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

#### REGULAR MEETING

1. Approval of Minutes
  - a. A motion to approve the January 10, 2022 minutes was made by Shepherd and seconded by Vercher.

The motion passed unanimously.

2. Old Business

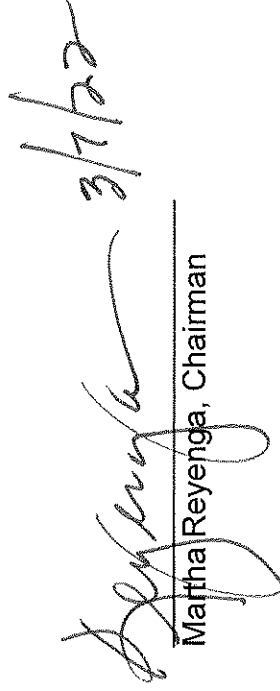
N/A

3. New Business

- a. Michael Kelsch, Raley and Associates to discuss the Town of Benton Subdivision Process with regards to Lost River South.

Askew-Brown: We have already discussed the "New Business" item but I do want to welcome Wes Shepherd to the Board.

4. Adjourn

  
Martha Reyenga, Chairman