

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, December 5, 2022 – 6:00 P.M.

Benton Town Hall

105 Sibley Street

Benton, LA 71006

MEMBERS PRESENT:

Martha Reyenga

Steve Vercher

Wes Shepherd

Brian Kauffer

OTHERS PRESENT:

Carolina Zet Blunck

Jayne Gilmour

Pat Doane

Mayor Shelly Horton

Michael Kelsch

Tim Chance

Eric Hudson

Ricardo Gene

MEMBERS ABSENT:

Michael Jorgenson

(A) Martha Reyenga called the meeting to order at 6:00 p.m.

(B) The invocation was led by Brian Kauffer.

(C) Pledge of Allegiance was led by Steve Vercher.

(D) Jayne Gilmour called roll and stated a quorum was present.

(E) A motion was made by Brian Kauffer and seconded by Steve Vercher to approve the agenda.

The motion carried unanimously.

(F) PUBLIC HEARINGS

1. **BP-24-22** - The application of Jeff Foshee requesting a Zoning Amendment to change the zoning classification of a certain tract of land being 116.854 acres, more or less, located in Sections 16 and 17, Township 19 North, Range 13 West from R-A (Residential Agriculture) to R-1 (One Family Residence District), located at the northwest corner of Kingston Road and Palmetto Road, Bossier Parish, Louisiana for a new residential Subdivision, Rosewalk Subdivision. (Police Jury District 3)

Michael Kelsch was present.

Vercher: Are you aware of the unresolved issues with crosswalks and schools?

Kelsch: We have had some discussions with the parish on sidewalks and in particular providing a crossing across Willow Chute. I think the parish engineer is going to provide the crossing itself, whatever drainage structure it needs to be and then a sidewalk on top of the crossing. Our developer is going to provide the sidewalks leading up to that crossing. We have met with the parish a couple of times on that.

Vercher: It is a great development. I think we need to have a site plan of these two lots and we need to see where these mailboxes are going to go. Can we see the layout with the mailboxes?

Kelsch: One of the mailbox locations is right in the vicinity of Unit 1. We can move forward and provide you with a master plan that shows in more detail of what we are thinking.

Askew-Brown: For clarity, which box will be constructed with Unit 1?

Kelsch: It is on the east side of the property.

Reyenga: Is that the one on Kingston Road side or is it West Linton?

Kelsch: It is the Kingston side.

Askew-Brown: The east side would be Palmetto.

Kelsch: If you are looking at the plat... I have the map. It is in good vicinity to Unit 1. If we develop Unit 2 north of that... I am not sure how this will develop out but as we work out way through and we need another one, we can work that out.

Vercher: The entrance coming off of Airline... is that a done deal?

Kelsch: I will let the developer answer that question.

Vercher. The plan is to build your entrance off Kingston but you are not sure if you will have the entrance off of Airline, correct?

Kelsch: The traffic study has been done. We met with the parish on this to talk about using Linton and Kingston as our entrances. The traffic study was done with those two exits to make sure the subdivision functions in case we are not able to get Airline Drive.

Vercher: As far as the board, we are being told that the parish is good with the traffic study.

Eric Hudson was present.

Hudson: We have seen the traffic study. It recommends a right turn lane off of Kingston into the facility. No improvements needed on West Linton. An exit out onto Airline was not considered at the time. When someone decides to punch out onto Airline, we will need another traffic study.

Vercher: Tonight, we are approving this layout without the entrance off of Airline, right?

Kelsch: You are blessing this without even considering that Airline entrance.

Vercher: It is on the exhibit. That is why I am asking you.

Kelsch: I think we need to notate that Airline is future entrance or something to that extent.

Hudson: We will clear up some of the connections. As far as parks go, we have master planned to put a park on the east side of Fairburn. The developer came to us about connecting that park to that neighborhood. Butch and the juror for the neighborhood have met and we are ok with that. It may not be put in for years, I do not know.

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

A motion to approve the application excluding access to Airline Drive was made by Kauffer and seconded by Vercher.

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

2. **BP-26-22** - The application of Jeff Foshee requesting a Zoning Amendment to change the zoning classification of a certain tract of land being 7.356 acres, more or less, located in Sections 16 and 17, Township 19 North, Range 13 West, from R-A (Residential Agriculture) to B-2 (Neighborhood Business District) located at the northwest corner of Kingston Road and Palmetto Road, Bossier Parish, Louisiana for future commercial development. (Police Jury District 3)

Michael Kelsch was present.

Kelsch: This is two tracts, one on each side of the boulevard coming in off Kingston. We are expecting the drives to come off the boulevard. If we are going to get anything off of Kingston, that would have to go through the parish.

Askew-Brown: It is going to be recommended that the developer put in sidewalks on the frontage. The parish is going into this corridor and adding sidewalks to increase the walkability to the park and the walking trail so the commercial portion of that district will have to put in the sidewalks.

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.

3. **BP-25-22** - The application of Jeff Foshee requesting Final Plat approval for Rosewalk Subdivision Unit No. 1, being 33.174 acres, more or less, located in Section 16, Township 19 North, Range 13 West, Bossier Parish, Louisiana. (Police Jury District 3)

Michael Kelsch was present.

Kelsch: This is the plat for Unit 1. It is 87 lots.

Vercher: We have talked about the mailboxes already. This carries over into this unit. Does this plat need to take in to account the right turn lane that the parish engineer talked about?

Kelsch: It does not impact this because it will either be in the right of way or it may be a part of the commercial portion.

Vercher: I just wanted to make sure that the parish is aware that they might need some property.

Hudson: We have not seen any design plans on any of this. This plat is not approved by our office. It is possible that the Kingston right of way may need to grow north to south. We have had a drainage study. Everything is in order. They have a large regional detention area.

Reyenga: Which lot has been designated for the mailboxes?

Kelsch: It is close to Lot 25 on the east side of the property. We will get you a layout.

Hudson: Will you show that common lot on this plat when it come to us for approval?

Kelsch: Yes. We will get that in there.

Vercher: I think it would be good when you take it to the parish if you could show the layout of the mailboxes because we suspect that two lots will not be enough.

Kelsch: We will include Lot 1000 for the mailbox up towards the east side and then we will provide a master layout showing the mailboxes in this unit and in future units.

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

A motion to approve the application provided that a Lot 1000 for the mailbox area be added to the plat and presented to the parish engineer was made by Vercher and seconded by Shepherd.

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

4. **T-11-22** – The application of Tim Chance, T L Chance Properties, requesting approval for an Amended Plat, Chance Office Subdivision, 1.939 acres, more or less, located in Section 31 Township 20 North, Range 13 West, Bossier Parish, Louisiana. (Located on the east side of Benton Road, south of Old Bellevue Road and north of Burt Boulevard) (Town Council District 5) (Police Jury District 3)

Tim Chance was present.

Chance: This was approved previously. I am here because the DOTD wanted me to change my entrance. Along with that, we had to replat the way the lots were laid out. DOTD also changed some things as far as the drainage goes. The parish has already looked at this.

Reyenga: The entrance now is where, by the old donut shop between it and the old washeteria? You will be going through where the trailer park entrance was in the back to the right?

Chance: We will be going through where the sign currently is. It is just north of the Sam's Southern Eatery. They want me to move the entrance south and go from two entrances to one. I will have to relocate the fire hydrant.

Vercher: You are not adding any buildings and you are not taking away any parking. I think this looks good.

Reyenga: This is two lanes, an in and an out, correct?

Chance: Yes.

Ricardo Gene was present.

Gene: I just want to know what the easement road will look like. There is an easement there. We have access to 911 and the fire department. That goes from the south side behind the B and B Building.

Chance: This will cause him to not be able to make a full loop but his legal access is on the north side.

Gene: No.

Chance: It has been looked up. You do not have an easement on my property. There is a sewage easement.

Gene: When I had a survey done, there was supposed to be an easement there. If he blocks the road, we will not have any access to 911 or the fire department.

Chance: There is no recorded easement. I have had my engineer look at it. I have DOTD statements here. This is from the DOTD: "You advised that your property has two driveways, one directly in front of the old restaurant and the other shared driveway on the north side of the property that is shared with the Trejos development. That driveway is also being used by the residents of the mobile home park immediately behind the Trejo's development utilizing a road that Google identifies as B and B. You advised that the property line for your client and the Trejos Development splits the driveway in half and legal access to the mobile home development is on the north end of Trejos, not on the south end. You further advise it is the intent of the developer to separate the two properties with fencing.

Reyenga: How much clearance is there between the washeteria and where your property starts?

Chance: There is at least 20 feet there. If he wanted to build another road on his property to access it he could. He just cannot get to it on my property.

Reyenga: Do the trailer house tenants access those trailers behind the old B and B Building on the north side of Trejos or do they also enter on the south side by the washeteria?

Chance: Currently both but they are on my property.

Reyenga: I assume they still could in the 20 feet next to the building.

Chance: They could. He could build a road right there.

Gene: We have a fence there. The fence is built in my property. I still have another 20 or 30 feet. We used to share that. It used to be a mobile home park. We shared that. Mr. Browning agreed to an easement.

Reyenga: I assume now since he no longer has it and this man's deed runs to 20 feet from the south side of the building, I thought that whole width was access between the old donut shop and the brick wall of the building. I see everyone using that space to go behind the building.

Gene: The only thing I am worried about is the access through there.

Chance: You can create access.

Kauffer: The north entrance that you have now, you can come in it and get to everything...

Gene: I can come in it but I can not turn around because I don't have enough space. A fire truck would not have a way to turn around.

Reyenga: I thought behind the building if you could still come, if you are coming in the north side, you could come around and still come out on the 20 feet that is there. In the past, between the donut shop and the building, it is an open space.

Chance: I have bought a piece of property that is an eye sore. I am investing 2 million dollars there and it will tremendously raise surrounding property values.

Reyenga: Are bring bringing a fence all the way out even to the donut shop?

Chance: My fence will separate the office park from the trailer park and will be 10 feet behind the buildings and the buildings are in the middle of the road that Mr. Gene is referencing. I need enough setback in order to build the buildings. If he wants to access his property from the south, he has enough room to create the access.

Gene: I have a survey where it says I have legal access here. It was done in 1995.

Chance: The dimensions of the project have been approved. I am just changing the access.

Gene: Will that road disappear?

Chance: Yes. There will be buildings there. I do not want that road on that property.

Gene: Why do you say that it is your property?

Chance: Because I bought it.

Gene: You changed the survey.

Chance: I had the property surveyed.

Gene: You accessed my property for the survey without my permission.

Reyenga: That is not relevant to what we are trying to do here tonight. I am going to drive back there myself. His fence that runs east and west, it runs right up the to building where they still cannot circle around and come out at the 20-foot opening?

Chance: There is a drive behind the building.

Reyenga: They can still come out behind the building with a 20-foot clearance that is going to be established south of the building that exist now? Both of you will have to present you surveys. You will need to take it to Carlotta.

Vercher: This is a civil issue. You will need to provide your documentation to the board so that we can help you. Mr. Chance already has an approved site plan to develop the property.

Chance: My attorney has done a title search. He does have a sewer easement.

Reyenga: Will you totally do away with the current entrance off of Hwy.3 on the south side?

Chance: No but it will be half that size.

Askew-Brown: I see that the engineer has referenced a 10-foot ingress and egress servitude but it is on the north side of the property. It is north of Mr. Chances' property.

Vercher: Is this something between the two property owners and the town that can resolve?

Mayor Horton: I believe this is a civil matter. The town will not get involved in a civil matter.

Doane: Your surveyor may have identified the something that was on the ground but that does not mean that it was ever dedicated. This board would need to see where that says it is an easement.

Gene: Would the town have a record of that survey?

Mayor Horton: This is not a town dedicated street nor will it ever be. The town would not get involved in a dispute over a street that is not or will not be dedicated to the city.

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.

5. **T-12-22** – The application of TL Chance Properties, LLC requesting Planning Approval for an Amended Planned Building Group, Benton Business Suites, located in Section 31, Township 20 North, Range 13 West, Bossier Parish, LA. (Town Council District 5) (Police Jury District 3)

Tim Chance was present.

Vercher: Just bring us up to date with any changes you have had to make.

Chance: Because I am moving the entrance, the restaurant is it's own piece of property if I ever decided to sell the restaurant and keep the offices. We have just flipped it. I have added a few more parking spaces.

Reyenga: If there is to be any exterior lighting, any spillover onto adjacent property should be mitigated using methods of orientation and fixture type. Has this been addressed?

Chance: I think there were some poles in the original plan but I think I will just get rid of those. The way the buildings are situated, nothing would be shining on existing structures.

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.

(G)PRELIMINARY HEARINGS

(H) REGULAR MEETING

1. Approval of Minutes

- a. A motion to approve the November 7, 2022 minutes was made by Vercher and seconded by Shepherd.

The motion passed unanimously.

2. Old Business

3. New Business

a. Appoint 2023 Chairman

Motion was made by Vercher and seconded by Shepherd to appoint Martha Reyenga as 2023 Benton MPC Chairperson. Motion carried unanimously.

b. Appoint 2023 Vice Chairman

Motion was made by Reyenga and seconded by Kauffer to appoint Steve Vercher as 2023 Benton MPC Vice Chairperson. Motion carried unanimously.

c. Adopt the Benton MPC 2023 Meeting Dates

Motion was made by Vercher and seconded by Kauffer to appoint 2023 Benton MPC meeting dates calendar. Motion carried unanimously.

d. Adopt Benton - Parish MPC Fee Schedule – Effective January 1, 2023

Askew-Brown discussed the fee changes with the Commission.

Motion was made by Kauffer and seconded by Shepherd to approve the 2023 Benton Parish MPC Fee Schedule. Motion carried unanimously.

4. Adjourn

Meeting adjourned at 7:03 pm.



Martha Reyenga