

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, February 6, 2023 – 6:00 P.M.

Benton Town Hall

105 Sibley Street

Benton, LA 71006

MEMBERS PRESENT:

Martha Reyenga

Steve Vercher

Brian Kauffer

OTHERS PRESENT:

Carlotta Askew Brown

Carolina Zet Blunck

Jayne Gilmour

Pat Doane

Keith Crump

Suzie Crump

Jason Griffis

Jerry Nuckolls

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) Jayme Gilmour called roll and stated a quorum was present.
- (E) A motion was made by Steve Vercher and seconded by Brian Kauffer to approve the agenda.

The motion carried unanimously.

(F) PUBLIC HEARINGS

1. **BP-02-23** - The application of Keith and Susie Crump, Amended Plat, Crump Subdivision being 14.66 acres more or less, located in a portion of Section 15, Township 19 North, Range 13 West Bossier Parish, LA (located on the east side of Old Palmetto, north of Linton Rd.) (Police Jury District 5)

Keith Crump was present.

Crump: You have the plats in front of you that show three lots on it. We actually purchased Lot 1 and Lot 2 as one piece of property about six years ago and had it subdivided into two lots. My wife and I built on Lot 1 and my daughter built on Lot 2. She has moved. We moved into the Lot 2 house. We are selling Lot 1. We bought Lot 3 later on. The roads were not in the property when we built all of this and had it subdivided. We are trying now to get the property lines to follow the road so it would make more sense. I had Mr. Hudson come out and he looked at it. He said we need to have an access for Lot 2 to get to Linton Road. While we were getting the property lines along the road corrected we also added a 30 foot lot on Lot 2 to go all the way out to Linton Road. So now all three lots have access to Linton Road. We are just trying to get all of the property lines to match because right now the property line for Lot 1 runs through the front yard of Lot 2. We did not know exactly where the roads were going to go until we started building. Nothing is changing. The houses are staying the same. There are still three lots. We are not doing anything different.

Reyenga: Is Lot 1 on the back side of Mr. Hood's place?

Crump: Yes.

Reyenga: There is a house on Lot 1 and a house on Lot 2. Is there a house on Lot 3?

Crump: There was an old house on Lot 3 but we tore it down. There is a barn and a guest house on Lot 3.

Vercher: If someone buys Lot 2, will they have to rebuild the road so that they can go into their property?

Crump: Yes. Right now, the road is on Lot 1 and Lot 2. Both lots have the ability to make their own entrance. The only thing that we changed on Lot 3 is that we moved the property line just a few feet because it was running right through the tree line and we do not want anyone cutting down all of the trees to put up a fence or something else in the future.

Reyenga: Where is the house located on Lot 1?

Crump: It is on the back, right hand side.

Vercher: If someone buys Lot 2, will they have to run a new water line all the way down?

Crump: There is a servitude for the water line. All of the utilities have a servitude. Mr. Hudson came out and told us everything we would need.

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.

2. **P-03-23** - The application of Jason Griffis requesting Planning Approval for a 1064sqft Accessory Dwelling Unit to be located at 540 Bob White Lane, Benton LA 71006. (Police Jury District 4)

Jason Griffis was present.

Griffis: We are building a mother-in-law suite for an elderly lady. Her daughter and son-in-law are primary caretakers. This will be a small house behind a house. We will tie the roof together. We have talked to the health department and we are able to tie into the existing septic. They inspected it and signed off today. The power will come around the back and tie in.

Reyenga: When it is no longer a mother-in-law suite...

Griffis: They have set it up to become a shop. It has a storage building on the back side. It will be like a man cave.

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.

(G) PRELIMINARY HEARINGS

(H) REGULAR MEETING

1. Approval of Minutes

- a. A motion to approve the December 5, 2022 minutes was made by Vercher and seconded by Kauffer.

The motion passed unanimously.

2. Old Business

Chairperson, Martha Reyenga addressed the Commission and expressed her thoughts regarding saving some of the pecan trees in the Rosewalk Development at Kingston and Palmetto. Vercher suggested proposing a recommendation to the Town and the Police Jury that would limit the amount of trees that could be destroyed when a new subdivision is developed.

3. New Business

4. Jerry Nuckolls, New Town of Benton MPC Appointee

Askew-Brown introduced the new Benton MPC Board Member, Jerry Nuckolls.

5. Application holds

Askew-Brown addressed the Commission about application expirations. The Commission agreed that a policy is necessary for applications that are put on hold.

A motion was made by Vercher to draft a policy that puts an expiration on applications after six (6) months but allows the applicant to ask for one six month extension at the end of the 5th month. Kauffer seconded the motion.

The motion passed unanimously.

6. Application Refunds

Askew-Brown address the Commission about refunding applications.

A motion was made by Kauffer to draft a policy that states no refunds will be given on any expired application. Vercher seconded the motion.

The motion passed unanimously.

7. Lot Sizes

Askew-Brown addressed the Commission regarding minimum lot size requirements. Askew-Brown stated that she had talked with the Mayor and that he expressed that he would like to increase the minimum width of lots and that the Police Jury would like to see the 5 foot minimum setback increased.

Vercher recommended that green space be tied to lot size and that there should be a required percentage of greenspace based on lot size. Vercher suggested that the smallest lot be tied to a PUD.

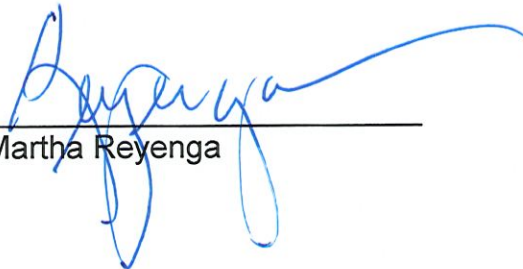
Pat Doane suggested that driveway depths may need to be increased.

Doane also indicated that an analysis might be necessary to check how many 6000 sq. ft. lots are located within the jurisdiction and what the consequence would be if lot sizes are changed and how many properties would become non-conforming.

Askew-Brown stated that she and Pat and Carolina would try to put something together for the next meeting.

8. Adjourn

Meeting adjourned at 6:58 pm.



Martha Reyenga