

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, April 3, 2023 – 6:00 P.M.

Benton Town Hall

105 Sibley Street

Benton, LA 71006

MEMBERS PRESENT:

Martha Reyenga

Steve Vercher

Brian Kauffer

Jerry Nuckolls

OTHERS PRESENT:

Jayne Gilmour

Pat Doane

Ryan Estess

Mayor Shelly Horton

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 Jerry Nuckolls to approve the agenda.

The motion carried unanimously.

(F) PUBLIC HEARINGS

1. **T-02-23** – The application of Ryan Estess, Raley & Associates requesting Master Plat approval for Palmetto Pointe Subdivision, being 17.4 acres, more or less, located in Section 32, Township 20 North, Range 13 West, Benton, Louisiana (Located on the east side of Palmetto Road, north of Old Bellevue Road). (Town Council District 5) (Police Jury District 3)

Ryan Estess was present.

Vercher: I like this. I just have a few comments. I see the FEMA information in gray on the Master Plat. Will all septic be to the back of the houses?

Estess: Yes. All septic will be at the back. That is my intent. They are planning on using the spray systems.

Vercher: You show this 250-foot wide band where the houses will go. Why have a 25-foot setback when you are already telling us that is where the house has to be set back at?

Estess: That is a good point. The reason for that is that I didn't want anyone to be able to build their house further back than that point and be looking in someone's back yard.

Vercher: I do not disagree with you. I think we do agree that 25 feet is not enough. I would like it to be 100 feet or something. You are showing 80 feet from the cul-de-sac right-of-way.

Estess: Are you with ok with what is shown, 80 feet?

Vercher: Are you saying 80 feet from the right-of-way?

Estess: I am ok with leaving it with the building lines shown. I will denote the distances so people will know exactly where that main structure buildable area is. I am going to have to call it building setback and denote the distances.

Vercher: We do not want anyone building a barn up behind these people's houses. We do not want any building too close to the houses in the back. The 25-foot setback is too close.

Estess: I will talk to the developer regarding Lot 1. I do not see that to be an issue.

Vercher: When I make a motion, it will not be for the 25' building setback.

Estess: Ok.

Mayor Horton was present.

Horton: I think David told me that you were going to try to keep the houses in a uniformed alignment.

Estess: We are. That does not mean that we might not want to put a detached garage or something on Lot 1.

Vercher: We just need to decide what the setback is so that we can protect the people that already live there.

Estess: What about 50' setback? What would you be agreeable to? No building area past this line? No structure in front of the line? No structure can be to the roadway side of this line.

Vercher: It looks like the houses will face the back yard of someone's house. This is not back yard to back yard. It is front yard to back yard. I do not want to see them build their house so close that they have this big area in the back. I am ok with whatever the town wants to approve. I just think it needs to be more than 25'.

Estess – The blue line that I have shown?

Reyenga: Yes. I think there should be no structures from it to the back yard to the ones in front.

Estess: If that is this group's consensus, then he will have to be ok with that.

Vercher: I think that the 10' side setback is too small. It should be 20'. Why stack people up? You have huge acreage. Do you really want just 5 feet in between lots?

Estess: That is standard for the typical R-A development.

Vercher: This is not standard.

Estess: My hesitation on that is that you are taking that lot and going from 145' of buildable area and making it 125' of buildable area.

Vercher: You are going with 10' sides, 25' back and then we have to decide on the front setback.

Estess: It is 10' rear, but that area is really not buildable and it is 10' sides and the front to match the building line that you are discussing.

Reyenga: How far back off of the buildable area, blue line?

Estess: They could put a building right on the face of this line. You will have 20 feet minimum between houses.

Reyenga: How many feet back from Cedar Circle?

Estess: It is 80 feet from the portion of Cedar Circle.

Vercher: We do not want to push draining towards any of these houses.

Estess: The whole point of the main structure buildable area means that I did not want anybody to go past that point to build a house and be looking into their neighbors backyards. I am going to have to give you some dimensions and denote the distance.

Horton: I am like Steve not wanting this to back up in to someone's yard that is already there.

Estess: Maybe we could put up a detached garage with the back of it facing out.

Vercher: You need to have a buffer against that back property. Any type of building you build, if the roof is pitched, it will throw water in that direction. I guess this is going to be a city street with a ditch around it. Since a lot of this falls to the back, you are ok. If anything falls towards the front, it needs to make its way to that ditch so you can not build too close to that fence or you will be trapping water and pushing on the backyards of everyone else. That first 100 feet looks like it is going towards Palmetto.

Estess: I will ask the developer. I am sure he will be ok with this.

Vercher: There will be a city street, Seger Circle, and it will have a city water main on it for four houses. I assume the Town will be ok with the 100 feet long street to for the maintenance program. Will they be asking to put a gate on it?

Estess: We have not discussed that.

Vercher: If you are going to use a gate, then it becomes a private thing.

Estess: I do not think he will be putting a gate up.

Reyenga: Mail services require a mile in and a mile out for mail service that is not on a regular thoroughfare. I assume the mailboxes are all going to be on the left side on someone's house as you are going north.

Estess: We have not gotten that far.

Vercher: This will be a town road. A lot of subdivisions ask to put up a gate. You need to think about the access.

Reyenga: Ask about the mail service too.

Vercer: I saw in the covenants that you can not have horses or cows out there.

Reyenga: Are you going to change the covenants?

Horton: City ordinance says you have to have a 100-foot buffer zone.

Estess: There will not be any horses out there per city ordinance.

Vercher: The covenants also say there can only be one house per lot.

Estess: It is one living structure per lot. There may be someone who wants to put an accessory structure in the back.

Vercher: What is the radius of your cul-de-sac?

Estess: I did not do a radius. It has an interior width of 110 feet which is the equivalent of a 55-foot diameter.

Doane: The paved part?

Estess: It will be whatever the town requires.

Doane: I think it is 85 feet.

Estess: We have not done 85 before. We will do whatever the town requires. Are we talking about radius or diameter?

Doane: The radius is 42.5 feet.

Estess: My radius will be 55 feet. My diameter will be 110 feet.

Vercher: State again for the record... what is the front building setback?

Estess: It is going to be 80 feet off of the Seger Circle eastern right-of-way line and I will have to give ties to the other locations on the plat. It will be the main structure buildable area.

Vercher: That is all subject to the Town's approval and whatever you can work out to protect those people already living there.

Mayor Horton: How are you planning on getting electricity?

Estess: It will be overhead and then underground after the right-of-way.

Vercher: Will the town require a street light in the cul-de-sac.

Mayor Horton: They town may do it.

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 with the following conditions:

- The front setback is to be 80 feet from the cul-de-sac right of way.
- The septic spray systems are to be at the back of all homes.
- No private gate in a public right-of-way.
- Mail kiosk will be per US Postal Service Code.
- No structure to be built in the area between the front building line setback and the rear of Cummings Place, Unit 1

The motion was seconded by Kauffer.

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

2. **T-03-23** – The application of Ryan Estess, Raley & Associates, requesting Preliminary Plat Approval for Palmetto Point Subdivision, being 17.4 acres, more or less, located in Section 32, Township 20 North, Range 13 West, Benton, Louisiana. (Located on the east side of Palmetto Road, north of Old Bellevue Road). (Town Council District 5) (Police Jury District 3)

Ryan Estess was present.

Vercher: The only things I see here are the unresolved issues. Have you addressed the comments made by Balar Engineering?

Estess: Those unresolved issues really are not unresolved issues. They are just shown on the master plat. We will make the changes on the final plat.

Vercher: You will need to resolve the comments made by the town engineer before the plat can be approved and signed off, correct? The last comment says applicant is requesting not to install sidewalks and streetlights. I hear there will be a street light there. Are you requesting not to install street lights?

Estess: When we go overhead power, I do not think there will be an issue with them putting it on a power pole.

Vercher: You will have open ditches. You are going to have a city water main. The sewage will be private. You will have a flood light.

Estess: I think a flood light will be sufficient.

Vercher: We just want to make sure that you have addressed these issues.

Reyenga: Which way is the overhead electricity coming in? Is it coming in through the street? They will put some poles... Are there poles already on that side? I've never seen any in the front yard or in the ditches on the front. I am wondering how those are feeding in.

Estess: It is on that side of the road. It is on Hooper side. We will install an intermediate pole somewhere in the right-of-way. The length is such that they will have to put a single pole at the corner. I am really not sure what they will do with the electricity. They look at these projects but they will not do anything until I get a recorded plat.

Vercher: Will this be concrete or asphalt?

Estess: We are planning on asphalt. It is rock right now. We are planning on open ditch. Based off of contours and topo, I can grade that back to the Palmetto Road ditch directly.

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 Nuckolls 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 March 6, 2023 minutes was made by Kauffer and seconded by Vercher.

The motion passed unanimously.

2. Old Business
3. New Business
4. Adjourn

Meeting adjourned at 6:42 pm.



Martha Reyenga