

## BENTON-PARISH BOARD OF ADJUSTMENTS

### MINUTES

Thursday, August 17, 2017 – 7:00 P.M.  
Town Council Chambers – Benton Town Hall  
105 Sibley Street, Benton, Louisiana

### MEMBERS PRESENT

Jim Morris  
Scott Alexander  
Michael Acurio  
Michael Smith  
Willie Kelly

### OTHERS PRESENT

Carlotta Askew-Brown  
Sam Marsiglia  
John Campbell  
Bill Mendenhall  
Michael Denner  
Neil Erwin

### MEMBER(S) ABSENT

Nancy Penwell

Scott Alexander, Chairman, called the meeting to order,

(A) Carlotta Askew-Brown Assistant-Director called the roll and stated a quorum was present.

### (B) Variance

1. The application of Benton United Pentecostal Church requesting a 19'-6" rear yard variance approval for a church expansion located at 220 Pine Street Bossier Parish, LA.

The applicant, John Campbell was present to answer any questions.

Mr. Campbell stated that he wants to add on to the back of the church to allow for additional space for Sunday school and the nursery. He also stated that the addition to the church will help with the existing foundation issues.

Jim Morris, Board Member asked, how much space will be left between the proposed addition and the property line.

Mr. Campbell stated that there will be 3' remaining between the proposed addition and the fence line but that it hasn't been officially surveyed yet.

Scott Alexander, Chairman asked the Board for any additional questions.

Hearing none, Mr. Alexander called for a motion.

Mr. Morris made the motion to approve the application.

Michael Acurio seconded that motion.

Motion was approved unanimously.

### (C) Special Exception

2. The application of Michael Denner for a Special Exception Use to place a 47' x 84' modular home at 962 Judy Lane Bossier Parish, LA.

The applicant, Michael Denner was present to answer any questions.

Mr. Denner stated that he would like to put a modular home on this property which is located across the street from the lake.

Sam Marsiglia stated that due to this property being within 800' of the lake and zoned R-1, a Special Exception Use is required to place a modular home on the property.

Mr. Alexander asked if there were manufactured homes located close by.

Mr. Denner stated that there are 6 manufactured homes on the lake side of Judy Lane but there are none on the other side.

Mr. Morris asked if the photo presented would be the actual home placed on the property.

Mr. Denner stated that it would be that exact home, but it would be a different color.

Mr. Alexander asked for any additional comments

Hearing none, he called for a motion.

A motion was made by Mr. Morris to approve the application.

Mr. Acurio seconded that motion.

Motion carried unanimously.

3. The application of Jon F. Leyens for a Special Exception Use to place a 300' self-sustaining wireless telecommunication tower located at 166 Hurricane Bluff Bossier Parish, LA.

Mr. Bill Mendenhall was present to answer any questions. (The applicant, Mr. Leyens was unable to attend)

Mr. Mendenhall stated that this tower would be located on Mr. Chad Whites property and is zoned R-A. ATT sent many agents out to find a location that would meet the needs of users. Mr. Whites property is ideal and has been leased by ATT. This tower can also accommodate up to five additional carriers.

Mr. Alexander asked, if the tower fell, would it fall straight down.

Mr. Mendenhall stated that the tower is located roughly 200' from the road so if the tower fell, it usually always falls from the top and would fall completely on leased property and that there are no homes within close proximity.

Mike Smith, Board Member, asked if the tower emits any sound.

Mr. Mendenhall said no.

Mr. Alexander asked for any additional comments or questions.

Hearing none, he called for a motion.

A motion was made to approve the application by Mr. Acurio.

Mr. Morris seconded that motion.

Motion carried unanimously.

#### REGULAR MEETING

1. Approval of Minutes  
No minutes

2. Old Business  
None

3. New Business  
None

4. Adjourn



Mr. Scott Alexander, Chairman

**Chairman: Mr. Scott Alexander**

**Vice Chairman: Mr. Michael Acurio**