

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, June 7, 2021 – 6:00 P.M.
Benton Town Hall
105 Sibley Street
Benton, LA 71006

MEMBERS PRESENT

Steve Vercher
Bryan Kauffer
Ray Delia
Michael Jorgensen (non-voting)

MEMBERS ABSENT

Martha Reyenga

OTHERS PRESENT

Carlotta Askew-Brown
Daniel Besinaiz
Mayor Shelly Horton
Pat Doane
Neil Erwin
Ryan Estess
Jason Westerman
Ray Hayes
Joseph D. Williamson
Charles Williamson
Kurt Nixon
James Souter
Ken Smith
Roy Hicks
Ken Smith
James Gould
Beverly Hayes

Steve Vercher, acting 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. T-8-21 - The application of Avery Plaza LLC requesting Minor Plat approval of Avery Plaza Subdivision being 2.27 acres, more or less, located in Section 32, Township 20 North, Range 13 West, Bossier Parish, LA. (Police Jury District 3)

Ken Smith, engineer, was present to answer any questions.

Vercher: So this will be on Benton water and sewer?

Smith: We are within 300' of the sewer system so we are legally obligated to connect.

Delia: I need to recuse myself from this vote because my property abuts this property.

Vercher: In that case, we do not have a quorum for this agenda item.

Askew-Brown: We will hear it on the next agenda.

- 2. BP-7-21 – The application of Ryan Estess requesting Amended Plat approval for Kingston Plantation Subdivision Unit 9 being 3.04 acres, more or less, located in Section 17, Township 19 North, Range 13 West, Bossier Parish, LA. (Police Jury District 3)

Ryan Estess, Raley and Associates, was present to answer any questions.

Estess: I am adjusting some of the setbacks along the front. It will provide more of a uniform look with the houses to the east.

Vercher: Any comments from the audience?

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 Delia.

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

3. BP-8-21 – The application of Donald R. Ball requesting Minor Plat approval of a tract of land being 1.0 acres, more or less, located in Section 6, Township 19 North, Range 13 West, Bossier Parish, LA. (Police Jury District 3)

Askew-Brown: The applicant has requested that this item be removed from the agenda.

4. T-10-21 – The application of Donald R. Ball requesting Minor Plat approval of a tract of land being 1.0 acres, more or less, located in Section 6, Township 19 North, Range 13 West, Bossier Parish, LA. (Police Jury District 3)

Ryan Estess, Raley and Associates, was present to answer any questions.

Vercher: So he just needs an extra 10' on the west side of his house?

Estess: That is correct.

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 Delia.

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

5. BP-10-21 – The application of Roy Hicks requesting Amended Plat approval of Montgomery Suburban Acres Unit 1B being 10.235 acres, more or less, located in Section 35, Township 20 North, Range 13 West, Bossier Parish, LA. (Police Jury District 3)

Roy Hicks, the applicant, was present to answer any questions.

Hicks: There is a pond in the rear of the lots. Neither of my neighbors want the liability of the pond so this would put all the pond onto the middle lot.

Vercher: This is a very clean plat. Are there any questions from the audience or the board?

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 Delia.

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

6. BP-12-21 – The application of Jill Souter requesting Minor Plat approval for Mike Vasco being 150.325 acre, more or less, located in Sections 11 and 14, Township 20 North, Range 13 West, Bossier Parish, LA. (Police Jury Districts 3 & 4)

James Souter, engineer, was present to answer any questions.

Souter: The intent for the tract of land is still up in the air. He said he may build something on it at some point.

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 Delia.

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

7. BP-13-21 – The application of James Gould requesting Amended Plat approval of Water's Edge, Cypress, Phase 2, Unit 2 being 5.298 acres, more or less, located in Section 1, Township 19 North, Range 13 West, Bossier Parish, LA. (Police Jury District 3)

Gould: There are six lots currently and we have them platted down to four. We are planning to build our house on one of them.

Vercher: Lot 2 does not have a proper setback on the back end.

Westerman: It has a 25' setback on the rear because it backs up to a road. That is what Butch asked us to do.

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 Delia.

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

8. BP-14-21 – The application of William Ray Hayes requesting Planning Approval for commercial kennel boarding to be located at 1221 Highway 162, also being located in Section 35, Township 20 North, Range 13 West, Bossier Parish, LA. (Police Jury District 4)

William Ray Hayes, the applicant, was present to answer any questions.

Hayes: We would like to open up a pet boarding business on our land. We intend to follow all of the rules that the parish has for these types of businesses. We have spoken with our neighbors and they are in support of this project. We have a one acre area where the dogs can roam and play.

Vercher: So are there plans that show this?

Hayes: Well, each of these buildings is where the dogs will be. There will not be a lot of room for the dogs to bark.

Vercher: We did receive a letter of opposition to this project that we would like to read aloud.

Kauffer read the letter of opposition aloud. Concerns from the letter address drainage, waste, and noise.

Hayes: These portable buildings that will house the dogs will be away from any neighbors. They will not be able to hear the dogs. Drainage should not be an issue.

Vercher: I think you need professional help with these plans. The plans do not address drainage.

Beverly Hayes: This is intended just to be a small business. Our friends and family are in support of this and they would like us to watch their dogs. Our idea was that, if we know we can do this, we need to follow all the rules. We researched all the guidelines and printed it out. You cannot get a license if you do not have proper sanitation procedures.

Vercher: We do not want to lead you down a path into thinking that this is going to work.

Beverly Hayes: Exactly. We do not want to go down the path to get the license if it is not going to pass here.

Vercher: How many dogs will there be? We need a site plan that shows what animals and how many. Where are the limits of the activity area? How close to the property line will the animals be getting? We need to know the methods of disposal. We need a detailed outline in order to make a recommendation. When you come back with a plan, we will be able to make an informed decision.

Kauffer: I recommend showing what is required by parish and state officials.

Vercher: As an engineer, I can tell you that these officials will put you through the wringer to get these answers. There are a lot of detailed requirements. We need to know that you are serious about this project. Once it is approved, it is no longer a business that is just for your church friends.

Hayes: May I get a copy of the letter of opposition? I would like to address those issues.

Williamson: I am a neighbor to Mr. Hayes. He is a good neighbor and we do not have any problems. I just want to know where the kennel is going to be located. I do not want to hear dogs from my house and I do not want the waste to come down to my property.

Hayes: The kennel area will be in the back.

Williamson: As long as the MPC approves it, I will be alright with it.

Vercher: As of now, I do not know that this is the appropriate use for this location. Even if the fire marshall and state approve of it, we may not.

Hayes: Well it is our property. If we meet state code, we should be able to do this.

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

A motion to table the application was made by Kauffer and seconded by Delia.

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

(C) PRELIMINARY HEARINGS

1. BP-11-21 – The application of Kurt Nixon requesting Preliminary Plat approval for Crowne Pointe Subdivision being 37.478 acres, more or less, located in Section 1, Township 20 North, Range 14 West, Bossier Parish, LA. (Police Jury District 3)

Kurt Nixon, Nixon Engineering, was present to answer any questions.

Nixon: We are making a large-lot subdivision. It will have open ditches and parish water.

Askew-Brown: The parish has reviewed it and there are no comments.

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

A motion to move the application to a public hearing was made by Vercher and seconded by Kauffer.

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

2. T-9-21 – The application of the Benton – Parish MPC to amend the Subdivision Regulations for the Town of Benton.

Pat Doane, Neil Erwin Law, was present to answer any questions.

Doane: These regulations help to clean up the existing code. For example, new lot widths will need to be equal to or more than the average width of other lots in the subdivision. In regards to open space, we would require a certain amount per each unit.

Vercher: What does the UDC say about open space?

Askew-Brown: It does not have any definition for what open space is.

Besinaiz: If they have to submit a master plan anyway, why are we not requiring open space based on the master plan rather than each individual unit?

Doane: It is a requirement per unit because the developer may default and then the open space is never created. By the way, master plan requirements are very detailed. This puts a lot of protection for the residents. There will be checklists that will show what is required from each of the plats. This was compiled from a lot of best practices from other municipalities. Some of them may not be appropriate here.

Vercher: It may be helpful to have surveyors give their input on these regulations.

Westerman: My organization will review it and I will let you know what their comments are.

Mayor Horton: The town needs some teeth to collect our fees from developers. Could it be written in the code that fees are paid before permits are issued?

Doane: We should talk about what we can do to collect those fees and the MPC fees.

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

A motion to move the application to a public hearing was made by Vercher and seconded by Kauffer.

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

3. T-11-21 – The application of Benton – Parish MPC to amend the Zoning Regulations for the Town of Benton.

Carlotta Askew-Brown, MPC was present to answer any questions.

Askew-Brown: The MPC request that we delay this application.

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

A motion to move the application to a public hearing was made by Vercher and seconded by Kauffer.

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

REGULAR MEETING

1. Approval of Minutes

- a. A motion to approve the May 3, 2021 minutes was made by Vercher and seconded by Kauffer.

The motion passed unanimously.

2. Old Business

N/A

3. New Business

Askew-Brown: The Bossier Parish Police Jury is asking for the attendance records of their appointees on this board.

4. Adjourn

 8/2/21

Martha Reyenga, Chairman