

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, November 7, 2022 – 6:00 P.M.
Benton Town Hall
105 Sibley Street
Benton, LA 71006

MEMBERS PRESENT:

Martha Reyenga
Steve Vercher
Wes Shepherd

OTHERS PRESENT:

Carolina Zet Blunck
Jayme Gilmour
Pat Doane
Mayor Shelly Horton
Ryan Estess
Michael Kelsch

MEMBERS ABSENT:

Michael Jorgenson
Brian Kauffer

- (A) Martha Reyenga called the meeting to order at 6:00 p.m.
- (B) The invocation was led by Wes Shepherd.
- (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 Michael Vercher and seconded by Wes Shepherd to approve the agenda.

The motion carried unanimously.

(F) PUBLIC HEARINGS

1. **T-9-22** – The application of Ryan Estess, Raley and Associates, requesting Master Plat approval for North Benton Heights Subdivision, being 20.566 acres, more or less, located in Section 20, Township 20 North, Range 13 West, Bossier Parish, Louisiana. (Town Council District 1) (Police Jury District 3) of 3rd Street and Pine St.) (Town Council District 1) (Police Jury District 3)

Ryan Estess was present.

Vercher: I think that everything we have talked about with the Town of Benton has been resolved. Is there anything else that we need to talk about?

Askew-Brown: Could you give us the actual acreage for the entire masterplan?

Estess: The entire masterplan including off-site areas that are owned by the developer is 28.782 acres. Unit 1 is 6.04 acres. Unit 2 is 5.59 acres. Off-site area 1 is 9.27 acres. Off-site area 2 is 7.89 acres. Total acres is 28.78.

Reyenga: Because these are not two lane roads, which is what we are accustomed to going down these little roads back to Pine Hill. They are much narrower than a two-lane. You would have to stop and move over for another car to come through. The garages are so small that only a compact car would fit it in them. If there are visitors, the driveway is not big enough. You will have cars out on the roads. I would also like for you to think about sidewalks. I realize with these open ditches the sidewalks would be close to the homes but I think that property gets lower and lower as we go and that particular soil may not be what it is at my house or right inside the city limits. Those are my thoughts about it. I do not oppose the project. I think it is a good thing.

Estess: I appreciate the concerns.

Vercher: I have an opinion about sidewalks on open ditches. I don't know the width of the right of way but we would not want the town to have to repair a sidewalk that is built over the water line or the sewer line. It was never intended to have

sidewalks there. What I've found when I've tried to do sidewalks with open ditches, you start covering up utilities and then you also start blocking drainage from the lots. Let's face it, these builders are going to build these sidewalks, then they sink and they start trapping water not allowing it to the ditch. Sidewalks work best when you have curb and gutter and you've already planned for the utilities and you have it all planned out. I have found that I have not had much luck trying to put in sidewalks after the fact on some of these old subdivisions because of those reasons.

Reyenga: I understand. I think it is just something that we could think about in the future.

Estess: I agree with everything you are saying. I understand the utility conflicts and right of way issues. I am at the will of the town on this.

Mayor Shelly Horton was present.

Horton: I cannot speak for the town council. I think that if the area behind there is ever developed, maybe that is where the sidewalks and the curb and gutter should come in. In the future, if this takes off... I think there is space on both sides of the road behind this.

Estess: That would be more of a commercial use. This property right here would come out at Lincoln Street. We have not figured out a way to make this property work. We might split that in half and sell two large tracts. Every time we have done a cost analysis, it does not work. With the cost of the construction, you are basically breaking even.

Reyenga: I thought that maybe they owned the property behind this where the old arena was.

Estess: Off of Pump Station Road to the north? Lee Harvill owns that. They have sold that property. Actually it says, Jimmy Ingram. It is owned by Jimmy Ingram.

Reyenga: What about behind these house sites?

Estess: That would be a commercial use. If they ever decided to develop that, it would be a commercial use.

Vercher: With that said, I think that we should require the detention pond be built with this unit.

Estess: Will do. Sounds good.

Askew-Brown: For the record, can you update us on the covenants?

Estess: I just received an email about those. They are still working on them.

Askew-Brown: They were a part of the submittal. That is why I am asking about them.

Estess: From our perspective, the covenants are... It is very premature to have them ready at this time before we even know if the property is zoned correctly. We will eventually have covenants. We want very basic covenants.

Askew-Brown: Just for the record, for submittal documents, we require them as part of the submittal documents.

Estess: I have requested them. They are working on getting them.

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 Shepherd and seconded by Vercher.

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

2. **T-8-22** – The application of Ryan Estess, Raley and Associates, requesting Preliminary Plat approval for North Benton Heights Unit No. 1, being 5.683 acres, more or less, located in Section 20, Township 20. Range 13 West, Bossier Parish, Louisiana. (Town Council District 1) (Police Jury District 3)

Ryan Estess was present.

Estess: I just wanted to point out that our area says 6.047 acres versus what she has, 5.683 acres. That includes dedicating the street all the way down where the right of way for Sibley Street ends.

Reyenga: All the way down to Lincoln?

Estess: It doesn't go all the way down to Lincoln.

Vercher: In order for this to get approved, we are going to need covenants. On Lot 21, I had asked last meeting that the rear setback go along that diagonal of that triangular lot.

Estess: We got with Carlotta. Her opinion was a 5 foot side yard but I am willing to discuss other options.

Vercher: I am too. I am willing to discuss other options.

Estess: Would you prefer a 10 foot side yard?

Vercher: I want something where those people don't feel like someone is encroaching on their back property line. Can you make 15 feet work?

Estess: Could we do 12 ½ ?

Vercher: I think we could go 12 ½ . I know that you have a constraint to try and get the house to fit there. I just don't want someone encroaching on someone's property line.

Estess: I am fine with 12 1/2.

Vercher: The condition of the sidewalks needs to be approved by the town. The detention pond needs to be included in this plat.

Estess: Do you want the detention pond included in the development or do you want in shown on this plat?

Vercher: It will need to be on this plat or it will not be approved. It needs to be a Lot 1000.

Estess: I am not disagreeing with you. I would say a Lot 1000 is typically an HOA owned thing. I don't even know if there will be an HOA with dues. We can make that a stipulation of the approval to include a Lot 1000.

Vercher: We know that drainage is important here. You've already shown those lots draining back there but it is not going to be there. It needs to be built.

Estess: I have no issues with the Lot 1000. We will do whatever the town wants on the sidewalks.

Vercher: Where does the detention pond outfall to?

Estess: It is low back there. It will just drain off into a swamp.

Vercher: So it doesn't overflow? It just fills up?

Estess: We will have a pipe that serves as a discharge that will graze and lower the water surface when it gets filled up. No different than any other detention pond in any other development.

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

Vercher made a motion to approve the application with the stipulation that the covenants be delivered to the MPC, Lot 21 shall have a 12 ½ foot rear setback,, the plat shall include a Lot 1000 for the drainage / detention pond that is shown on the masterplan, and the application is subject to the suspensive conditions of meeting Town of Benton infrastructure requirements. Motion was seconded by Shepherd.

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

(G)PRELIMINARY HEARINGS

3. **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.

Kelsch: This property is at the southern line on Kingston Road of the Benton MPC's jurisdiction. We are wanting to just put in a subdivision. It is a 60 x 120 lot. Everything will meet the Bossier Parish requirements.

Vercher: I have no comments on the zoning. We will be needing to talk more about the location for the common areas for mail delivery. That will be a part of your traffic study. It needs to be so that traffic does not back up onto Kingston. The traffic is going to be a problem once you add 352 homes and how to control the cycle of everyone and the school buses. We learned that when we put a common area that close, people back up there.

Kelsch: I will get with the parish and Carlotta and have something figured out before the next meeting.

Vercher: When we get ready to get into the plats, we are going to want to see about the detention ponds and such....

Askew-Brown: Will this be gated?

Kelsch: We are not sure yet. We are still talking about it.

Reyenga: I was wondering about the right of way between what Dan has and that other piece.

Kelsch: We do not know yet if that will be a third exit. I foresee that happening but we do not know 100 percent. We know we will have the one on Kingston and we know we will have the one on West Linton. We foresee the one going out to Airline. Reyenga: Do the school buses still come into these or are the kids made to walk to a central location?

Kelsch: It is my understanding that they will come in but if you have a cul-de-sac and they cannot make that turn then they will not come in. This one flows pretty good. We've met with the parish engineer and have gone over everything with them. We met with the city as far as the water and I think everyone is... They have their questions and we are working on those.

Vercher: Before the parish built that cross drain and drained that area over there it used to hold about 3 feet of water. You could tell when we had heavy rain because that is where it flooded.

Kelsch: It is low area. That will be the main detention pond.

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

A motion to approve the application for a public hearing was made by Shepherd and seconded by Vercher.

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

4. **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: We are looking at doing some commercial here. It will be things of B-2 zoning such as doctor's offices, smaller type commercial businesses.

Reyenga: It shows it two separate... What is the center piece here?

Kelsch: It is just the boulevard going into the subdivision.

Vercher: The traffic study that you will have to do for the parish engineer will dictate if there will be turning lanes.

Kelsch: We have some preliminary information and there will be a west bound... it will require on Kingston Road a west bound right turn in. There is already a center turn on Kingston. That will be an improvement that we will have to make.

Vercher: I need to ask you to coordinate with Bossier City/Manchac on the location of the water main. You might find that it is under the road. I remember it being really tight in that curve.

Kelsch: We will do that. We will get it located and get it put on our survey.

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

A motion to approve the application for a public hearing was made by Shepherd and seconded by Vercher.

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

5. **BP-25-22** - The application of Jeff Foshee requesting Preliminary 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 unit 1 of the previously mentioned subdivision. There are 87 lots and they are all about 60 x 120 or in that range. Everything will meet the Bossier Parish requirements. We will look at a mailbox location before the next meeting.

Vercher: Lot 1001, the detention pond, will the detention pond be part of this plat?

Kelsch: Correct. We are talking about maybe trying to save some trees. It will depend on the design. We are working on the drainage study now to see exactly how big the actual pond will be. It will be a nice feature.

Reyenga: They did not accept Acadian Way as a street in?

Kelsch: No. I sent them a list of about 15 and only one got accepted.

Reyenga: Are there still a lot of unresolved issues with the parish engineer?

Kelsch: I am not sure. We will get them the traffic study and the drainage impact study. What were the other issues?

Reyenga: The boulevard... the drainage easements...

Kelsch: We made the boulevard 100 feet. The drainage servitudes have been added.

Vercher: These are all concrete streets with curb and gutter.

Kelsch: No, they will likely be asphalt with curb and gutter. I think there are only one or two culde-sacs or maybe three. There are sidewalks and streetlights.

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

A motion to approve the application for a public hearing was made by Shepherd and seconded by Vercher.

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

(H) REGULAR MEETING

1. Approval of Minutes

- a. A motion to approve the October 3, 2022 minutes was made by Shepherd and seconded by Vercher.

The motion passed unanimously.

2. Old Business

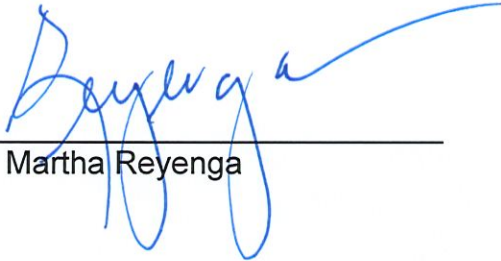
3. New Business

Askew-Brown stated next month the Commission will vote to approve the 2023 meeting dates and deadlines and will appoint a 2023 Chairperson and Vice Chairperson.

Wes Shepherd addressed the Commission and stated the he will be resigning from the Benton MPC.

4. Adjourn

Meeting adjourned at 6:51 pm.



Martha Reyenga