

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, August 16, 2022
5:30 PM**

The Following Minutes Are Summarized For Brevity, For Precise Meeting Information Please Refer To Meeting Audio Or Video.

ZONING

1. CALL TO ORDER

A Regular Meeting of the West Baton Rouge Parish Zoning Commission was held on Tuesday, August 16, 2022 and called to order at 05:31 PM.

2. SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

Vice Chairman Todd Plauche asked that all electronic devices be placed on silent.

3. OPENING PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Green led everyone in an opening prayer followed by the Pledge of Allegiance led by Commissioner Hotard.

4. ROLL CALL

The following members were recorded as being present: Sidney Blanchard, Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Brady Hotard, and Gary Leblanc.

Absent: Mr. Curtis Ducote, Alfreda Jackson

Also present were, Mr. Kevin Durbin, Public Works Director, Mrs. Mallorie Davis, Secretary.

5. APPROVE MINUTES OF PREVIOUS MEETING

A. Approve minutes from July 19, 2022.

A motion was made by Russell Vallet, seconded by Brady Hotard to approve the minutes from July 19, 2022.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Brady Hotard, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 2 (Curtis Ducote, Alfreda Jackson)

ABSTAIN: 0 (None)

As a result of the votes, the motion **Passed**.

6. CORRESPONDENCE:

7. PUBLIC HEARING:

A. An Ordinance Amending Chapter 104 Zoning to Incorporate Amended Zoning Designation Map (Zoning Plan) under Section 104-3 Establishment of Districts, Official Zoning Map For Rezoning Request of Christine Langlois, Requesting to Rezone from AG-3 to AG-1.

The Vice Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Kevin Durbin was recognized and stated his analysis and photos were in the packets. If the Commissioners had any questions, he would be happy to answer them. Mrs. Langlois, the applicant, and Dewitt Ladner, the surveyor, were both present to represent the rezoning. No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Vice Chairman at this point declared the Public Hearing closed. There were no questions from the Commission members.

A motion was made by Brady Hotard, seconded by Russell Vallet to:
Recommend approval for An Ordinance Amending Chapter 104 Zoning to Incorporate Amended Zoning Designation Map (Zoning Plan) under Section 104-3 Establishment of Districts, Official Zoning Map For Rezoning Request of Christine Langlois, Requesting to Rezone from AG-3 to AG-1.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 2 (Curtis Ducote, Alfreda Jackson)
ABSTAIN: 0 (None)

As a result of the votes, the motion **Passed**.

B. An Ordinance Amending Chapter 104 Zoning to Incorporate Amended Zoning Designation Map (Zoning Plan) under Section 104-3 Establishment of Districts, Official Zoning Map For Rezoning Request of Calumet Acres LLC- Brent LeBlanc , Requesting to Rezone from AG-3 to R-SF-2 Master Plan Change

The Vice Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Dubin was recognized and stated he would be happy to answer any questions about his analysis. Mr. Rick Ward was then recognized and stated he would be representing the LeBlanc Family on this request. There was lengthy discussion both for and against the aforementioned item. The speakers consisted of: Leon Perault, Sherry Kimball, Emile White, Randy Maranto, Nicholas Rockforte, David Rumfola, Lyle Jarreau, Barry Brewer, Ned Juneau, Debra Landry, Kawande Lane, Bryan Hatch, Todd Bodin, Rick Ward and Michael Thomassie. No other public comments for or against said ordinance were presented. The Vice Chairman at this point declared the Public Hearing closed. There were questions from Commission members regarding the number of lots, ponds, and roads.

A motion was made by Sidney Blanchard, seconded by Brady Hotard to:
Recommend to deny based on overcrowding.
An Ordinance Amending Chapter 104 Zoning to Incorporate Amended Zoning Designation Map (Zoning Plan) under Section 104-3 Establishment of Districts, Official Zoning Map For Rezoning Request of Calumet Acres LLC- Brent LeBlanc , Requesting to Rezone from AG-3 to R-SF-2
Master Plan Change

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 2 (Curtis Ducote, Alfreda Jackson)
ABSTAIN: 0 (None)

As a result of the votes, the motion **Passed**.

C. An Ordinance Amending Chapter 104 Zoning to Incorporate Amended Zoning Designation Map (Zoning Plan) under Section 104-3 Establishment of Districts, Official Zoning Map For Rezoning Request of Calumet Acres LLC- Brent LeBlanc , Requesting to Rezone from AG-3 to R-SF-2 Master Plan Change

The Vice Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Rick Ward was recognized and asked if he would like to speak. He stated that it is all apart of the same zoning request and he had nothing further to say. The Vice Chairman asked if anyone from the public would like to speak. Mr. Barry Brewer spoke again opposing the rezoning request. No other public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Vice Chairman at this point declared the Public Hearing closed.

A motion was made by Brady Hotard, seconded by Russell Vallet to:
Recommend to deny based on overcrowding.

An Ordinance Amending Chapter 104 Zoning to Incorporate Amended Zoning Designation Map (Zoning Plan) under Section 104-3 Establishment of Districts, Official Zoning Map For Rezoning Request of Calumet Acres LLC- Brent LeBlanc , Requesting to Rezone from AG-3 to R-SF-2.

Master Plan Change

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 2 (Curtis Ducote, Alfreda Jackson)
ABSTAIN: 0 (None)

As a result of the votes, the motion **Passed**.

8. ADJOURN

A motion was made by Joycelyn Green, seconded by Ray Rivet to adjourn.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 2 (Curtis Ducote, Alfreda Jackson)
ABSTAIN: 0 (None)

As a result of the votes, the motion **Passed**.

PLANNING

A Regular Meeting of the West Baton Rouge Parish Planning Commission was held on Tuesday, August 16, 2022 and called to order at 06:29 PM.

9. APPROVE MINUTES OF PREVIOUS MEETING

A. Approve minutes from July 19, 2022.

A motion was made by Gary Leblanc, seconded by Ray Rivet to approve the minutes from July 19, 2022.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 2 (Curtis Ducote, Alfreda Jackson)
ABSTAIN: 0 (None)

As a result of the votes, the motion **Passed**.

10. CORRESPONDENCE

11. PUBLIC HEARINGS:

A. FINAL PLAT MAP SHOWING SURVEY & DIVISION A CERTAIN 9.88 ACRE TRACT INTO LOTS L-1, L-2, L-3 & L-4 LOCATED IN SECTION 32, T6S-R12E SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LOUISIANA FOR STELLA LACOSTE.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Durbin stated that this plat was coming before them for a fire hydrant waiver. Mr. Dewitt Ladner was present to represent the waiver requested by Stella Lacoste. There was a lengthy discussion regarding the fire hydrant insurance ratings, cost of hydrants, future development, and existing hydrants. No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Vice Chairman at this point declared the Public Hearing closed. Commissioner Hotard stated he would like to raise a motion to approve the plat as is with the waiver and not put a cost on a resident that has lived there her entire life without one.

A motion was made by Brady Hotard, seconded by Sidney Blanchard to:
Recommend approval with waiver/s for
FINAL PLAT MAP SHOWING SURVEY & DIVISION A CERTAIN 9.88
ACRE TRACT INTO LOTS L-1, L-2, L-3 & L-4 LOCATED IN SECTION
32, T6S-R12E SOUTHEASTERN LAND DISTRICT WEST OF THE
MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LOUISIANA FOR
STELLA LACOSTE.

The vote was recorded as follows:

YEAS: 5 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Russell Vallet,
Brady Hotard)
NAYS: 2 (Todd Plauche, Gary Leblanc)
ABSENT: 2 (Curtis Ducote, Alfreda Jackson)
ABSTAIN: 0 (None)

As a result of the votes, the motion **Passed**.

12. OTHER BUSINESS:

- A.**
- The Council meeting will be held on August 25, 2022 at 5:30 pm.
 - The next P&Z meeting is scheduled for September 6, 2022 at 5:30 pm
and with election of officers.

13. ADJOURN

There being no further business, a motion to adjourn was made by Brady Hotard and was adopted
by acclamation at 06:42 PM.

Todd Plauche, Vice Chairman

Mallorie Davis, Secretary