

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, September 20, 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, September 20, 2022 and called to order at 05:30 PM.

2. SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

Chairman Curtis Ducote asked that all electronic devices be placed on silent.

3. OPENING PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Alfreda Jackson led everyone in an opening prayer.
Chairman Ducote led everyone in the Pledge of Allegiance.

4. ROLL CALL

The following members were recorded as being present: Messrs. Ray Rivet, Curtis Ducote, Brady Hotard, Alfreda Jackson, Russell Vallet, Todd Plauche, and Gary Leblanc.

Absent: Mr. Sidney Blanchard, Joycelyn Green

Also present were, Parish President Riley Berthelot, Mr. Kevin Durbin, Director of Public Works and Mrs. Mallorie Davis, Secretary.

5. APPROVE MINUTES OF PREVIOUS MEETING

A. Approval of minutes from September 6, 2022.

A motion was made by Russell Vallet, seconded by Alfreda Jackson to approve minutes from September 6, 2022.

The vote was recorded as follows:

YEAS: 7 (Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 2 (Sidney Blanchard, Joycelyn Green)

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 Phil Porto and JoAnn Newchurch. Rezoning from R-SF-3 to R-SF-2.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.

Mr. Durbin was recognized and stated this was a simple and straight forward request that is consistent with the surroundings. Mr. Phil Porto was present to represent this item, giving the history of the property and past divisions. He then gave his reasons for the rezoning and waiver requests. There were no questions from the audience or Commission members. No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Chairman at this point declared the Public Hearing closed.

A motion was made by Todd Plauche, seconded by Brady Hotard to **recommend approval with waivers** of 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 Phil Porto and JoAnn Newchurch. Rezoning from R-SF-3 to R- SF-2.

The vote was recorded as follows:

YEAS: 7 (Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 2 (Sidney Blanchard, Joycelyn Green)
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 Specialized Marine Services. Rezoning from I-1 to I-2.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.

Mr. Durbin was again recognized and explained the history of the property. He stated a formal zoning determination was complete for this case and answered questions from Commissioner Plauche. Mr. Jay Leblanc was present to represent his rezoning request. He explained to the commissioners what type of services that would be on site. There were no questions from the audience or Commission members.
No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Chairman at this point declared the Public Hearing closed.

A motion was made by Brady Hotard, seconded by Gary Leblanc to **recommend approval** Of 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 Specialized Marine Services. Rezoning from I-1 to I-2.

The vote was recorded as follows:

YEAS: 7 (Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 2 (Sidney Blanchard, Joycelyn Green)
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 Francois Boulanger. Rezoning from AG-3 to R-SF-2 and R-SF-3.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.

Mr. Durbin was again recognized and offered to take any questions from the Commissioners. Mr. Francois Boulanger representing F & A Investments and the property owners, Mr. Bill & Lisa Schultz were present representing the rezoning request. He explained to the Commissioners their plan for the proposed subdivision. There was lengthy discussion both for and against the aforementioned item. Those speakers consisted of: Bill Schultz, Michael Tircuit, Patricia Shows, and Phil Porto. Secretary Davis read into the record three public comments submitted via the Parish website from the following residents: Kodi Brown, Aimee Tircuit, and Joy Torres. Mr. Boulanger answered questions from the Commissioners and residents regarding drainage, traffic, lot sizes, and utilities. No other public comments for or against said ordinance were presented. No other written protests opposing the ordinance were received. The Chairman at this point declared the Public Hearing closed.

A motion was made by Todd Plauche, seconded by Russell Vallet to **recommend approval** of 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 Francois Boulanger. Rezoning from AG-3 to R-SF-2 and R-SF-3.

The vote was recorded as follows:

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

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

8. **ADJOURN**

A motion was made by Ray Rivet, seconded by Alfreda Jackson, to adjourn the Zoning Meeting.

The vote was recorded as follows:

YEAS: 7 (Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 2 (Sidney Blanchard, Joycelyn Green)
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, September 20, 2022 and called to order at 06:22 pm.

9. **APPROVE MINUTES OF PREVIOUS MEETING**

A. Approval of minutes from September 6, 2022.

A motion was made by Ray Rivet, seconded by Brady Hotard to approve minutes from September 6, 2022.

The vote was recorded as follows:

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

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

10. **CORRESPONDENCE**

11. **PUBLIC HEARINGS:**

There were no items to consider at this time.

12. **OTHER BUSINESS:**

- A. The next Council meeting is scheduled for this Thursday, September 22, 2022, at 5:30 pm.
- B. The next Planning and Zoning meeting is scheduled for October 4, 2022 at 5:30 pm.

13. **ADJOURN**

There being no further business, a motion to adjourn was made by Brady Hotard and was adopted by acclamation at 06:25 PM.

Curtis Ducote, Chairman

Mallorie Davis, Secretary