

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, October 4, 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, October 4, 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 and Secretary Davis led in the Pledge of Allegiance.

4. ROLL CALL

The following members were recorded as being present: Sidney Blanchard, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard, Gary Leblanc.

Absent: Mr. Ray Rivet

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

5. APPROVE MINUTES OF PREVIOUS MEETING

A. Approve minutes from September 20, 2022.

A motion was made by Russell Vallet, seconded by Alfreda Jackson to approve minutes from September 20, 2022.

The vote was recorded as follows:

YEAS: 8 (Sidney Blanchard, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 1 (Ray Rivet)

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 Shane Theriot, Requesting to Rezone from I-2 to C-1.4.

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

Mr. Kevin Durbin was recognized, he then described the property and surrounding properties' uses. Both the applicant and landowner, Shane Theriot and Louie Vielee, were absent. Commissioner Leblanc questioned what type of business would occupy the lot. Mr. Durbin and Mrs. Davis explained the information that was given to them. 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 Todd Plauche 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 Shane Theriot, Requesting to Rezone from I-2 to C-1.4.

The vote was recorded as follows:

YEAS: 8 (Sidney Blanchard, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 1 (Ray Rivet)
ABSTAIN: 0 (None)

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

8. **ADJOURN**

A motion was made by Brady Hotard, seconded by Gary Leblanc to approve. The vote was recorded as follows:

YEAS: 8 (Sidney Blanchard, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 1 (Ray Rivet)
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, October 4, 2022.

9. **APPROVE MINUTES OF PREVIOUS MEETING**

A. **Approve minutes from September 20,2022**

A motion was made by Joycelyn Green, seconded by Russell Vallet to approve minutes from September 20, 2022

The vote was recorded as follows:

YEAS: 8 (Sidney Blanchard, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 1 (Ray Rivet)
ABSTAIN: 0 (None)

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

10. **CORRESPONDENCE**

11. **PUBLIC HEARINGS:**

A. **An ordinance to amend and reenact the West Baton Rouge Parish Code of Ordinances, Part III (“Unified Development Code”), Chapter 101 (“General Provisions”), Section 101-1 (“Definitions”), to limit the total number of large tracts that can be developed without being subject to the entirety of the subdivision development code.**

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

Mr. Durbin was recognized again, explaining the reason for the ordinance change, which came directly from the Zoning Review Board. He explained how a developer could divide multiple 5 acre tracts of land and not be subject to installing thru-streets. This change would have the developer follow the subdivision development code when developing over 4 tracts of land or more. 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 for An ordinance to amend and reenact the West Baton Rouge Parish Code of Ordinances, Part III (“Unified Development Code”), Chapter 101 (“General Provisions”), Section 101-1 (“Definitions”), to limit the total number of large tracts that can be developed without being subject to the entirety of the subdivision development code. .

The vote was recorded as follows:

YEAS: 8 (Sidney Blanchard, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 1 (Ray Rivet)
ABSTAIN: 0 (None)

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

12. **OTHER BUSINESS:**

- A. The next Council meeting will be held on October 13, 2022 at 5:30 pm.
The next P&Z meeting will be held on October 18, 2022 at 5:30pm.

13. **ADJOURN**

There being no further business, a motion to adjourn was made by Brady Hotard and was adopted by acclamation at 05:40 PM.

Curtis Ducote, Chairman

Mallorie Davis, Secretary