

**MINUTES OF THE  
WEST BATON ROUGE PARISH  
PLANNING AND ZONING COMMISSION  
880 North Alexander Avenue, Port Allen  
Tuesday, January 17, 2023  
5:30 PM**

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

**ZONING**

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**1. CALL TO ORDER**

A Regular Meeting of the West Baton Rouge Parish Zoning Commission was held on Tuesday, January 17, 2023 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, followed by Mr. Kevin Durbin leading in the Pledge of Allegiance.

**4. ROLL CALL**

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

Absent: Mr. Brady Hotard

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

**5. APPROVE MINUTES OF PREVIOUS MEETING**

**A. Approval of Minutes from the Meeting of November 8, 2022.**

A motion was made by Alfreda Jackson, seconded by Ray Rivet to approve Approval of Minutes from the Meeting of November 8, 2022.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Brady Hotard)

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 Parcel #070600001500, for Cline Benedict Jr. File #2022-24. Rezoning from AG-3 to AG-2. Master Plan Change.**

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

Mr. Kevin Durbin was recognized and gave a brief explanation of the request. Jeremy Strong voiced his concerns and opposed the rezoning request. No additional 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 Russell Vallet, seconded by Todd Plauche 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 Parcel #070600001500, for Cline Benedict Jr. File #2022-24. Rezoning from AG-3 to AG-2. Master Plan Change.

The vote was recorded as follows:

YEAS: 8 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc)  
NAYS: 0 (None)  
ABSENT: 1 (Brady Hotard)  
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 Alberta Meeche Callahan. File #2022-25 Located at 3031 Meeche Ln. (Lot Z) Port Allen, La 70767. Rezoning from C-1.3 (Regional Scale Commercial) to R-SF-2 (Residential) with waivers on lot depth.~~ **RESCHEDULED DUE TO ADVERTISING ERROR. INTRODUCTION SCHEDULED FOR JANUARY 26, 2023.**
- 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 Parcel #044400000101, for Calumet Acres LLC. File #2022-27. Rezoning from AG-3 to R-SF-3. Master Plan Change.  
The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.

Mr. Durbin was again recognized, explaining that this request is different than the one that was seen in 2022. Michael Thomasse of Duplantis Design Group was recognized as the representative. He explained to the Commission that this is a much smaller rezoning request than in 2022. This project only consists of 120 +- acres compared to the 300+- acres. He also stated that they completed preliminary traffic and drainage studies. The project would also include a private sewer treatment plant to not burden any public sewer systems. There was lengthy discussion both for and against the aforementioned item, as to traffic and drainage. The speakers consisted of: Emile White, JJ Coleman, Barry Brewer, Debra Landry, Gerald Millard, David Rumfola, Melissa Gulotta, Lance Gueho, Rory Loupe, and Angie White. No other 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 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 Parcel #044400000101, for Calumet Acres LLC. File #2022-27. Rezoning from AG-3 to R-SF-3. Master Plan Change.

The vote was recorded as follows:

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

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

8. **ADJOURN**

A motion was made by Russell Vallet, seconded by Gary Leblanc, to adjourn. The vote was recorded as follows:

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

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

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## **PLANNING**

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A Regular Meeting of the West Baton Rouge Parish Planning Commission was held on Tuesday, January 17, 2023 and called to order at 06:42 PM.

9. **APPROVE MINUTES OF PREVIOUS MEETING**

A. **Approval of Minutes from the Meeting of November 8, 2022.**

A motion was made by Gary Leblanc, seconded by Joycelyn Green to approve Approval of Minutes from the Meeting of November 8, 2022.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Brady Hotard)

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:**

Mr. Durbin invited the Commissioners to a training session being held on January 27th in the Council Chambers from 12pm to 2pm for the Board of Adjustment members. Mrs. Davis then gave the following reminders:

- Council Meeting Thursday, January 26, 2023 at 5:30pm
- Planning & Zoning Meeting Tuesday, February 7, 2023 at 5:30pm.

13. **ADJOURN**

There being no further business, a motion to adjourn was made by Ray Rivet and was adopted by acclamation at 06:43 PM.

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Curtis Ducote, Chairman

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Mallorie Davis, Secretary