

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Wednesday, February 22, 2023
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 Wednesday, February 22, 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. PLEDGE OF ALLEGIANCE AND OPENING PRAYER

Commissioner Alfreda Jackson led everyone in an opening prayer, followed by Chairman Ducote 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, Alfreda Jackson, and Gary Leblanc.

Absent: Mr. Russell Vallet

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

5. APPROVE MINUTES OF PREVIOUS MEETING

A. Approve Minutes of January 17, 2023.

A motion was made by Gary Leblanc, seconded by Joycelyn Green to Approve Minutes of January 17, 2023.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 1 (Russell Vallet)

ABSTAIN: 0 (None)

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

6. CORRESPONDENCE:

7. PUBLIC HEARING:

- A. *An ordinance to amend and reenact the West Baton Rouge Parish Code of Ordinances, Part II ("Code of Ordinances"), Chapter 6 ("Alcoholic Beverages"), Article I ("In General"), Section 6-2 ("Sunday Closing Time"), Article II ("Beverages of Low Alcoholic Content"), Section 6-23 ("Prohibited activities of permittees"), Article III ("Beverages of High Alcoholic Content"); Part III ("Unified Development Code"), Chapter 101 ("General Provisions"), Section 101-1 ("Definitions"); Chapter 104 ("Zoning Ordinance"), Article II ("District Regulations"), Section 104-26 ("Adoption, amendment, and interpretation of zoning districts"), Section 104-28 ("Base district regulations by zoning districts"), Appendix A ("Zoning Districts"); and Chapter 106 ("Site Planning"), Article V ("Yard/Setback, Open Space and Common Area Requirements"), Section 106-125 ("C-2 site development regulations") to place all forms of legalized gambling under the same alcohol, site development and zoning requirements as truck stop casinos (with the exception of zoning and site development for riverboat casinos).***

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

Mr. Kevin Durbin was recognized. He explained that the Council held a public hearing on this item regarding the gambling and alcohol section of the Ordinance. The Zoning portion of the Ordinance is what will need to be voted on tonight. Mrs.

Jackson questioned the difference between Casinos, Truck Stop Casinos, and Para- Mutual. Mr. Durbin referred to page 9 of the Ordinance which gives the new definition of Gaming Facility. The new definition allows all forms of legalized gambling to fit in the appendix properly, with the exception of riverboat casinos. There were no additional questions from 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 Gary Leblanc to **recommend approval** for *An ordinance to amend and reenact the West Baton Rouge Parish Code of Ordinances, Part II (“Code of Ordinances”), Chapter 6 (“Alcoholic Beverages”), Article I (“In General”), Section 6-2 (“Sunday Closing Time”), Article II (“Beverages of Low Alcoholic Content”), Section 6-23 (“Prohibited activities of permittees”), Article III (“Beverages of High Alcoholic Content”); Part III (“Unified Development Code”), Chapter 101 (“General Provisions”), Section 101-1 (“Definitions”); Chapter 104 (“Zoning Ordinance”), Article II (“District Regulations”), Section 104-26 (“Adoption, amendment, and interpretation of zoning districts”), Section 104-28 (“Base district regulations by zoning districts”), Appendix A (“Zoning Districts”); and Chapter 106 (“Site Planning”), Article V (“Yard/Setback, Open Space and Common Area Requirements”), Section 106-125 (“C-2 site development regulations”) to place all forms of legalized gambling under the same alcohol, site development and zoning requirements as truck stop casinos (with the exception of zoning and site development for riverboat casinos).* .

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 1 (Russell Vallet)

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 Meche Callahan. File #2022-25 Located at 3031 Meche 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.*

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

Mr. Durbin was recognized, explaining the request and the implicit waivers. Commissioner Plauche questioned if a waiver was also needed for lot size as well. Mr. Durbin stated that the lot size waiver would be implicit as well. Commissioner Plauche had no further comment. Mrs. Albera Callahan addressed the Commission stating she just wants to place a mobile home on the property. 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 Ray Rivet to **recommend approval with waiver/s on lot size and lot depth** 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 Alberta Meche Callahan. File #2022- 25 Located at 3031 Meche 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.* .

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 1 (Russell Vallet)

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 Parcel #054300001203, Hwy 190 W, Port Allen, LA 70767 for David and Karen Marionneaux. Rezoning from C-1.3 (Regional Scale Commercial) to AG-1 (Agricultural Small Scale). MASTER PLAN CHANGE*

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

Mr. Durbin was recognized and gave a brief explanation of the zoning analysis. Mrs. Karen Marionneaux was present to represent the item. She explained to the Commission her reason for the request is to sell it for residential use. She then questioned Mr. Durbin on AG-1 uses and the requirements. Mr. Plauche questioned the size of the lot and Mrs. Davis answered, 25,000 sqft. 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 Sidney Blanchard, 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 #054300001203, Hwy 190 W, Port Allen, LA 70767 for David and Karen Marionneaux. Rezoning from C-1.3 (Regional Scale Commercial) to AG-1 (Agricultural Small Scale).* **MASTER PLAN CHANGE.**

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 1 (Russell Vallet)

ABSTAIN: 0 (None)

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

8. **ADJOURN**

A motion was made by Todd Plauche, seconded by Ray Rivet, to adjourn the Zoning Meeting.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 1 (Russell Vallet)

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 Wednesday, February 22, 2023 and called to order at 05:51 PM.

9. **APPROVE MINUTES OF PREVIOUS MEETING**

A. **Approve Minutes of January 17, 2023.**

A motion was made by Alfreda Jackson, seconded by Ray Rivet to approve Approve Minutes of January 17, 2023.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 1 (Russell Vallet)

ABSTAIN: 0 (None)

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

10. **CORRESPONDENCE**

11. **PUBLIC HEARINGS:**

- A. **File # 2022-20:** FINAL PLAT SHOWING THE SURVEY AND SUBDIVISION OF TRACT "STT" INTO "MORLEY ACRES" SUBDIVISION TRACT STT-1, TRACT STT-2, TRACT STT-3, TRACT STT-4, TRACT STT-5, TRACT STT-6, AND TRACT STT-7 LOCATED IN SECTION 33, T-8-S, R-11-E, SOUTHEAST LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH

Mr. Durbin was recognized and gave the history of the development. He also thanked Mr. Scott Thomas for being patient through the process. Commissioner Plauche questioned Mrs. Davis on the number of fire hydrants and their placements. She stated the two proposed hydrants are within 800 feet of each lot. He then asked if additional hydrants needed to be installed if someone wanted to build a structure 1000 feet back. Mrs. Davis then explained, if a homeowner chooses to build a structure 1000-2000 feet back, that risk is theirs. But if the homeowner decided to divide the lot into a flag lot, they would be required to install a fire hydrant, of course, depending on the distance. Chairman Ducote pointed out the Waiver on Cross-streets and Mr. Durbin confirmed. 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 Ray Rivet to **recommend approval with waiver/s** for **File # 2022-20:** FINAL PLAT SHOWING THE SURVEY AND SUBDIVISION OF TRACT "STT" INTO "MORLEY ACRES" SUBDIVISION TRACT STT-1, TRACT STT-2, TRACT STT-3, TRACT STT-4, TRACT STT-5, TRACT STT-6, AND TRACT STT-7 LOCATED IN SECTION 33, T-8-S, R-11-E, SOUTHEAST LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 1 (Russell Vallet)

ABSTAIN: 0 (None)

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

B. File # 2023-1: FINAL MAP SHOWING THE RESUBDIVISION OF TRACT GD-3 BEING PORTION OF THE GORDON DAMERON ET.AL. PROPERTY INTO TRACT GD-3-A & TRACT GD-3-B BEING A PORTION OF THE GORDON DAMERON ET.AL. PROPERTY LOCATED IN SECTION 3, T8S-R12E, SOUTHEASTERN LAND DISTRICT, WEST BATON ROUGE PARISH, STATE OF LOUISIANA, FOR SA-ACQUISITIONS, LLC

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

Mr. Durbin was recognized and explained that the plat could have been administrative if it were not for a couple of existing structures within the building setbacks. Mr. Dameron was present but did not make any comments. 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 Gary Leblanc to **recommend approval with waiver/s for existing structures within the building setbacks** for **File # 2023-1:** FINAL MAP SHOWING THE RESUBDIVISION OF TRACT GD-3 BEING PORTION OF THE GORDON DAMERON ET.AL. PROPERTY INTO TRACT GD-3-A & TRACT GD-3-B BEING A PORTION OF THE GORDON DAMERON ET.AL. PROPERTY LOCATED IN SECTION 3, T8S-R12E, SOUTHEASTERN LAND DISTRICT, WEST BATON ROUGE PARISH, STATE OF LOUISIANA, FOR SA-ACQUISITIONS, LLC.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 1 (Russell Vallet)

ABSTAIN: 0 (None)

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

12. OTHER BUSINESS:

A. Upcoming meetings:

- Council meeting - February 23, 2023 at 5:30 pm
- P&Z meeting- March 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 06:03 PM.

Curtis Ducote, Chairman

Mallorie Davis, Secretary