

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, April 18, 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 Tuesday, April 18, 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

Commissioner Alfreda Jackson led everyone in an opening prayer. Chairman Ducote recognized Commissioner Sid Blanchard who led everyone 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, Justin Brown.

Absent:

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

5. APPROVE MINUTES OF PREVIOUS MEETING

A. Approve minutes of March 21, 2023.

A motion was made by Russell Vallet, seconded by Ray Rivet to approve minutes of March 21, 2023.

The vote was recorded as follows:

YEAS: 9 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown)

NAYS: 0 (None)

ABSENT: 0 ()

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 Annie Overstreet G ETALS. Located at 5357 Flynn Rd. Port Allen, La 70767. File #2023-6: as described by the WBR Assessor: LOT 21 & 21A SUBD SW/4 SEC 18 T6S R11E 6B-139. Rezoning from AG-2 (Agricultural Moderate Sale) 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. Kevin Durbin was recognized, he explained the reason for seeing this item is mainly a cleanup request. The surveyor, Dewitt Ladner, and owner, Annie Overstreet, were both present to answer any questions. 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 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 Annie Overstreet G ETALS. Located at 5357 Flynn Rd. Port Allen, La 70767. File #2023-6: as described by the WBR Assessor: LOT 21 & 21A SUBD SW/4 SEC 18 T6S R11E 6B-139. Rezoning from AG-2 (Agricultural Moderate Sale) to AG-1 (Agricultural Small Scale). **Master Plan Change.** .

The vote was recorded as follows:

YEAS: 9 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown)
NAYS: 0 (None)
ABSENT: 0 ()
ABSTAIN: 0 (None)

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

- B. *An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 104 (Zoning), Article II (District Regulations), Sections 104-26, and 104-28, Chapter 106 (Site Planning) Article V (Yard/Setback, Open Space And Common Area Requirements), Sections 106-114, and 106-115, Updating Lot Minimums For Future Development.*

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

Mr. Durbin was recognized by stating this request came straight from the Zoning Review Board Committee. He went on to talk about the differences in lot size requirements within each R-SF zone. 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** of *An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 104 (Zoning), Article II (District Regulations), Sections 104-26, and 104-28, Chapter 106 (Site Planning) Article V (Yard/Setback, Open Space And Common Area Requirements), Sections 106-114, and 106-115, Updating Lot Minimums For Future Development.* .

The vote was recorded as follows:

YEAS: 9 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, justin brown)
NAYS: 0 (None)
ABSENT: 0 ()
ABSTAIN: 0 (None)

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

8. **ADJOURN**

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

YEAS: 9 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, justin brown)
NAYS: 0 (None)
ABSENT: 0 ()
ABSTAIN: 0 (None)

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

PLANNING

9. **APPROVE MINUTES OF PREVIOUS MEETING**

- A. **Approve Minutes of March 21, 2023.**

A motion was made by Gary Leblanc, seconded by Ray Rivet to approve Approve Minutes of March 21, 2023.

The vote was recorded as follows:

YEAS: 9 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, justin brown)

NAYS: 0 (None)
ABSENT: 0 ()
ABSTAIN: 0 (None)

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

10. **CORRESPONDENCE**

11. **PUBLIC HEARINGS:**

- A. **File # 2023-4: FINAL PLAT SHOWING SURVEY & EXCHANGE OF LOTS 21 & 21-A ERWINVILLE ESTATES INTO LOTS 21-A-1 & 21-A-2 OCATED IN SECTION 18, T6S-R12E SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LOUISIANA FOR ANNIE OVERSTREET *WITH WAIVERS*.**

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

Mr. Durbin was again recognized and spoke about the waivers that were requested. Chairman Ducote questioned if Range 12E, as listed on the plat, was correct or not. Mr. Dewitt Ladner, surveyor, stated he would make that correction once he verified. No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Council Chairman at this point declared the Public Hearing closed.

A motion was made by Russell Vallet, seconded by Todd Plauche to **recommend approval with waiver/s and range correction** for **File # 2023-4: FINAL PLAT SHOWING SURVEY & EXCHANGE OF LOTS 21 & 21-A ERWINVILLE ESTATES INTO LOTS 21-A-1 & 21-A-2 OCATED IN SECTION 18, T6S-R12E SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LOUISIANA FOR ANNIE OVERSTREET *WITH WAIVERS*.**

The vote was recorded as follows:

YEAS: 9 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, justin brown)

NAYS: 0 (None)
ABSENT: 0 ()
ABSTAIN: 0 (None)

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

12. **OTHER BUSINESS:**

- Kevin Durbin reminded the Commissioners of the upcoming Master Plan Change Meeting on April 26, 2023 from 6-8pm at the Addis Community Center. He also noted that there would be another meeting held at the Erwinville Community Center on May 17, 2023 from 6-8pm.
- The next Council Meeting is scheduled for April 27, 2023.
- The next Planning & Zoning meeting is scheduled for May 2, 2023.

13. **ADJOURN**

There being no further business, a motion to adjourn was made by Todd Plauche and was adopted by acclamation at 05:49 PM.

Curtis Ducote, Chairman

Mallorie Davis, Secretary

