

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, June 6, 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, June 6, 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 and Chairman Ducote 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, Alfreda Jackson, and Gary Leblanc.

Absent: Mr. Russell Vallet, Justin Brown

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

5. APPROVE MINUTES OF PREVIOUS MEETING

A. Approve Minutes from May 2, 2023.

A motion was made by Gary Leblanc, seconded by Joycelyn Green to approve the minutes from May 2, 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: 2 (Russell Vallet, Justin Brown)

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 Troy LeBlanc/Bayou Pro Shop, Regarding Property Located at 3001 Lafiton Lane Port Allen, La 70767, File #2023-7: Described by the WBR Assessor as: LOT B-2-B-3.A CONT .684 AC IN SECS 90 & 119 T7S, R12E, 44-41A. Rezoning From C-1.2 (Community Scale Commercial) To C-1.3 (Regional Scale Commercial).

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Kevin Durbin was recognized to discuss his analysis report. Troy LeBlanc was present to represent his zoning request. Commissioner Plauche questioned the location of his addition to the business. Mr. Durbin questioned if the setbacks were being addressed during this rezoning hearing or at a later date. Mrs. Davis confirmed the variance request would come at a later date. There were no additional 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 Gary Leblanc 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 Troy LeBlanc/Bayou Pro Shop, Regarding Property Located at 3001 Lafiton Lane Port Allen, La 70767, File #2023-7: Described by the WBR Assessor as: LOT B-2-B-3.A CONT .684 AC IN SECS 90 & 119 T7S, R12E, 44-41A. Rezoning From C-1.2 (Community Scale Commercial) To C-1.3 (Regional Scale Commercial).

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: 2 (Russell Vallet, Justin Brown)

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 AZZ Galvanizing-Louisiana LLC, , Regarding Property Located At 3540 S. Riverview Dr. Port Allen, La 70767, File #2023-8: Described by the WBR Assessor as: 10.75 AC IN SECS 41, 42, 43,54 & 55, T7S, R12E, DESIGNATED AS TRACTS 1, 2, 3 & 4 (.08AC IN SERVITUDE) (MB3 E183) 51-15. Rezoning from AG-3 (Agricultural Large Scale) to I-3 (Heavy Industrial).**

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Kevin Durbin was recognized to discuss his analysis report. Herb Holley, on behalf of AZZ Galvanizing, was present to represent the zoning request. Commissioner LeBlanc requested confirmation on the current zoning to the adjacent surrounding properties. Commissioner Plauche questioned if AZZ's operation was expanding. Mr. Holley stated that the only expansion would be to place a break room away from the shop area on the property going for rezoning. There were no additional 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 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 AZZ Galvanizing-Louisiana LLC, , Regarding Property Located At 3540 S. Riverview Dr. Port Allen, La 70767, File #2023-8: Described by the WBR Assessor as: 10.75 AC IN SECS 41, 42, 43, 54 & 55, T7S, R12E, DESIGNATED AS TRACTS 1, 2, 3 & 4 (.08AC IN SERVITUDE) (MB3 E183) 51-15. Rezoning from AG-3 (Agricultural Large Scale) to I-3 (Heavy Industrial). .

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: 2 (Russell Vallet, Justin Brown)

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 BHB Holdings LLC. /Francois Boulanger, Regarding Parcel #044400005300, File #2023-10: Described by the WBR Assessor as: 50.023 AC SEC 16, 116, 117 & 118, T7S, R12E 44-53. Rezoning From AG-3 (Agricultural Full Scale) and C-1.2 (Community Scale Commercial) To C-1.4 (Industrial- Transitional Commercial).**

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Kevin Durbin was recognized to discuss his analysis report. Francois Boulanger, on behalf of BHB Holdings LLC, was present to represent the zoning request. He gave a brief explanation of the plans for future developments at this location. Commissioner Ducote opened the floor to the public for comments. The following residents voiced their concerns regarding drainage, traffic, and zoning uses. Greg Grimes, Tammy Hall, K Roberts, and Barry Brewer. Commissioner Jackson questioned what type of businesses would occupy the property. Mr. Boulanger stated he needed to obtain the zoning first to attract certain businesses. Chairman Ducote questioned if a traffic

study had been conducted. Mr. Boulanger stated one had not been done because he wanted to secure the zoning first. 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 Sidney Blanchard, seconded by Joycelyn Green 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 BHB Holdings LLC. /Francois Boulanger, Regarding Parcel #044400005300, File #2023-10: Described by the WBR Assessor as: 50.023 AC SEC 16, 116, 117 & 118, T7S, R12E 44-53. Rezoning From AG-3 (Agricultural Full Scale) and C-1.2 (Community Scale Commercial) To C-1.4 (Industrial-Transitional Commercial)..

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: 2 (Russell Vallet, Justin Brown)
ABSTAIN: 0 (None)

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

- D. **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 BHB Holdings LLC. /Francois Boulanger, Regarding Parcel #044400005400, File #2023-11: Described by the WBR Assessor as: 16.59 AC SEC 117, T7S, R12E 44-54. Rezoning From AG-3 (Agricultural Full Scale) To C-1.4 (Industrial-Transitional Commercial).**

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. There were no further 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 Council Chairman at this point declared the Public Hearing closed.

A motion was made by Todd Plauche, seconded by Ray Rivet 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 BHB Holdings LLC. /Francois Boulanger, Regarding Parcel #044400005400, File #2023-11: Described by the WBR Assessor as: 16.59 AC SEC 117, T7S, R12E 44-54. Rezoning From AG-3 (Agricultural Full Scale) To C-1.4 (Industrial-Transitional Commercial).

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: 2 (Russell Vallet, Justin Brown)
ABSTAIN: 0 (None)

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

- E. **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”); And Chapter 104 (“Zoning Ordinance”), Appendix A (“Zoning Districts”) To Provide For The Regulation Of Seasonal, Agricultural Worker Housing In Agricultural Zoning Districts.**

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Kevin Durbin was again recognized and presented the Ordinance to the Commissioners. This Ordinance came from the Zoning Review Board and would allow accessory residential structures in AG-3 zones with a Special Use Permit. The Board also added seasonal employees in agricultural districts to the definition. Residents in the audience questioned the type and amount of structures that would be allowed on one parcel of land. They also asked how many occupants would be allowed to reside in one structure. Mr. Durbin clarified that only 4 structures with adequate square footage would be allowed and of the 4 structures, only 3 could be mobile homes. Four or more mobile homes would constitute a mobile home park and the applicant would then have to rezone to a mobile home park. Mr. Durbin also stated that the State Fire Marshal's office would review the plans for these structures since it is viewed as a commercial dwelling. Commissioner Plauche clarified with Mr. Durbin that the existing accessory structures throughout the Parish are

grandfathered-in, but once an expansion takes place, they would have to come before the Commission and Council for a Special Use. 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 Gary Leblanc, seconded by Todd Plauche 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”); And Chapter 104 (“Zoning Ordinance”), Appendix A (“Zoning Districts”) To Provide For The Regulation Of Seasonal, Agricultural Worker Housing In Agricultural Zoning Districts. .

The vote was recorded as follows:

YEAS: 7 (Todd Plauche, Sidney Blanchard, Ray Rivet, Alfreda Jackson, Curtis Ducote, Joycelyn Green, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 2 (Russell Vallet, Justin Brown)
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 at 6:14pm.

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: 2 (Russell Vallet, Justin Brown)
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, June 6, 2023 and called to order at 06:14pm.

9. **APPROVE MINUTES OF PREVIOUS MEETING**

- A. Approve Minutes From May 2, 2023.
A motion was made by Gary Leblanc, seconded by Joycelyn Green to Approve Minutes From May 2, 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: 2 (Russell Vallet, Justin Brown)
ABSTAIN: 0 (None)

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

10. **CORRESPONDENCE**

11. **PUBLIC HEARINGS:**

- A. No Items to Consider.

12. **OTHER BUSINESS:**

- A. Scheduled upcoming meetings:
- Council- June 8, 2023 at 5:30pm
 - Planning and Zoning - June 20, 2023 at 5:30pm
- B Mr. Durbin spoke briefly about the Master Plan meetings that took place in Addis and Erwinville. He is hopeful to see a draft of the Master Plan at the upcoming meeting in Port Allen, a date has not been set yet.

13. **ADJOURN**

There being no further business, a motion to adjourn was made by Gary Leblanc and was adopted by acclamation at 06:16 PM.

Curtis Ducote, Chairman

Mallorie Davis, Secretary