

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, September 5, 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, September 5, 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. Chairman Ducote recognized Commissioner Russell Vallet, who led everyone in the Pledge of Allegiance.

4. ROLL CALL

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

Absent: Mr. Sidney Blanchard, Justin Brown

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

5. ELECTION OF OFFICERS

A. Chairman

A motion was made by Ray Rivet, seconded by Todd Plauche to nominate Curtis Ducote as Chairman.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 2 (Sidney Blanchard, Justin Brown)

ABSTAIN: 0 (None)

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

B. Vice Chairman

A motion was made by Joycelyn Green, seconded by Gary Leblanc to nominate Todd Plauche as Vice Chairman.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 2 (Sidney Blanchard, Justin Brown)

ABSTAIN: 0 (None)

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

6. APPROVE MINUTES OF PREVIOUS MEETING

A. Approval of Minutes from August 1, 2023.

A motion was made by Russell Vallet, seconded by Gary Leblanc to approve minutes from August 1, 2023.

The vote was recorded as follows:

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

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

- 7. **CORRESPONDENCE:**
- 8. **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 MR Engineering , Regarding Property Owned by 3SK Properties, LLC. File #2023-15, Parcel#203000000800, A portion of: TRACT 3SK (REMAINDER OF 778.45 AC) CONT 386 AC M/L IN SECS 25, 32, 33 T8S R11E 30-8. Master Plan Change. Rezoning From I-1 (Industrial Light) to C-1.2 (Community Scale Commercial) and R-SF-2 (Residential Single Family).**

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

Chairman Duocte recognized Kevin Durbin, who then gave a brief report of his analysis. (Note: Commissioner Justin Brown marked himself present at 5:37pm.) Mr. Chris Maestri of MR Engineering was present to represent the rezoning request. Commissioners questioned Mr. Maestri on the proposed C-1.2 and R-SF-2 zoning request, type of business in commercial zone, lot sizes of R-SF-2, sewer, and right-of-way. 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 Ray Rivet, 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 MR Engineering, Regarding Property Owned by 3SK Properties, LLC. File #2023-15, Parcel#203000000800, A portion of: TRACT 3SK (REMAINDER OF 778.45 AC) CONT 386 AC M/L IN SECS 25, 32, 33 T8S R11E 30-8. **Master Plan Change.** Rezoning From I-1 (Industrial Light) to C-1.2 (Community Scale Commercial) and R-SF-2 (Residential Single Family).

The vote was recorded as follows:

YEAS: 6 (Russell Vallet, Curtis Ducote, Ray Rivet, Todd Plauche, Joycelyn Green, Alfreda Jackson, Justin Brown)
NAYS: 1 (Gary Leblanc)
ABSENT: 1 (Sidney Blanchard)
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 101 (“General Provisions”), Section 101-1 (“Definitions”); And Chapter 104 (“Zoning Ordinance”), Appendix A (“Zoning Districts”).**

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

Chairman Ducote recognized Mr. Durbin, who then explained that this ordinance came straight from the Zoning Review Board. 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 Gary Leblanc to **recommend approval** of 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”)..

The vote was recorded as follows:

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

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

9. **ADJOURN**

A motion was made by Todd Plauche, seconded by Russell Vallet to adjourn the Zoning meeting.

The vote was recorded as follows:

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

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

PLANNING

10. **CALL TO ORDER**

A Regular Meeting of the West Baton Rouge Parish Planning Commission was held on Tuesday, September 5, 2023 and called to order at 05:51 PM.

11. **APPROVE MINUTES OF PREVIOUS MEETING**

A. **Approval of Minutes from August 1, 2023.**

A motion was made by Todd Plauche, seconded by Joycelyn Green to approve minutes from August 1, 2023.

The vote was recorded as follows:

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

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

12. **CORRESPONDENCE**

13. **PUBLIC HEARINGS:**

There were no items to consider at this time.

14. **OTHER BUSINESS:**

A. **Scheduled Public Hearings:**

- Council meeting - September 14, 2023.
- Planning and Zoning - September 19, 2023.

15. **ADJOURN**

There being no further business, a motion to adjourn was made by Todd Plauche and was adopted by acclamation at 05:54 PM.

Curtis Ducote, Chairman

Mallorie Davis, Secretary

