

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, November 7, 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, November 7, 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

Chairman Ducote recognized Commissioner Justin Brown who led everyone in the Pledge of Allegiance. Commissioner Alfreda Jackson led everyone in an opening prayer

4. ROLL CALL

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

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 October 17, 2023.

A motion was made by Ray Rivet, seconded by Joycelyn Green to Approve Minutes Of October 17, 2023.

The vote was recorded as follows:

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

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 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 Court Bradford for David P. Rumfola ETALS Property. Located at 4826 Rougon Road Port Allen, La 70767. File #2023-20: Request to rezone two proposed 2 +/- acre lots described as: LOTS 4 5 & S/150' OF LOT 3 CONT 9.35 AC SD OF PROP OF W SPEIGHTS IN SEC 21 T6S R11E 14-7. Master Plan Change. Rezoning From AG-3 (Agricultural Full Scale) to AG-2 (Agricultural Moderate Scale). Rezoning from AG-3 to AG-2.*

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 his zoning analysis. Mr. David Rumfola was present to answer any questions. No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. There were no questions from the Commission members. The Chairman at this point declared the Public Hearing closed.

A motion was made by Todd Plauche, seconded by Justin Brown 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 Court Bradford for David P. Rumfola ETALS Property. Located at 4826 Rougon Road, Port Allen, La 70767. File #2023-20: Request to rezone two proposed 2 +/- acre lots described as: LOTS 4 5 & S/150' OF LOT 3 CONT 9.35 AC SD OF PROP OF W SPEIGHTS IN SEC 21 T6S R11E 14-7. Master Plan Change. Rezoning From AG-3 (Agricultural Full Scale) to AG-2 (Agricultural Moderate Scale). Rezoning from AG-3 to AG-2.*

The vote was recorded as follows:

YEAS: 8 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown)
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. And Chapter 111 Administration and Enforcement, Article IV Zoning Enforcement, Section 111-78 Special, Conditional Use Requirements and Procedures For AG Logistics Property Located at 3790 Rosedale Rd. Port Allen, La 70767. Requesting Special Use in R-SF-2 for Farming.*

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 history of the case. Mr. Todd Doirion was present to represent AG Logistics. He explained all of the efforts that were made by the company to improve the site and surrounding area for the safety of his drivers and residents. There was lengthy discussion both for and against the aforementioned item. The speakers consisted of: Caruth Summers, Jessica Allement O'Neal, Keith Morris, Debra Hebert, Sonny Massey, Reid LeJeune, Grayson Brewer, Barry Brewer, & Robert Decuir.

A motion was made by Todd Plauche, seconded by Joycelyn Green to **recommend denial for the safety, health, and welfare of the public and the request for expansion** 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. And Chapter 111 Administration and Enforcement, Article IV Zoning Enforcement, Section 111-78 Special, Conditional Use Requirements and Procedures For AG Logistics Property Located at 3790 Rosedale Rd. Port Allen, La 70767. Requesting Special Use in R-SF-2 for Farming.*

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Alfreda Jackson, Justin Brown)
NAYS: 1 (Gary Leblanc)
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 Justin Brown, to adjourn the Zoning meeting.

The vote was recorded as follows:

YEAS: 8 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown)
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 Tuesday, November 7, 2023 and called to order at 06: PM

9. APPROVE MINUTES OF PREVIOUS MEETING

A. Approve Minutes Of October 17, 2023.

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

The vote was recorded as follows:

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

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 # 2023-13: PRELIMINARY PLAT OF OUTER BANKS CYPRESS MILL TOWN LAKES (FIRST & SECOND FILINGS) (A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT) 1ST FILING - LOTS 1 THRU 14 & 2ND FILING - LOTS 15 THRU 40 (INCLUSIVE), Parcel# 203000000800/ Choctaw Road. TRACT C-1, CA-1, P-1 AND TRACT 3SK-1 BEING A SUBDIVISION OF TRACT "3SK" LOCATED IN SECTION 25, 32 & 33, T8S-R11E, SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, STATE OF LOUISIANA, FOR 3SK PROPERTIES, LLC. 2549 BAYOU BENGAL COURT BATON ROUGE, LA 70810. WITH WAIVERS

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

Mr. Kevin Durbin was recognized and explained the preliminary plat details with waivers. Mr. Christopher Maistri was present to represent the preliminary plat, Outer Banks. He explained the thru-street waivers were needed since all lots were surrounded by bodies of water. The Commissioners discussed intercoastal right of way ownership and bulkheads. 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 Justin Brown, seconded by Todd Plauche to **recommend approval with waiver/s** for **File # 2023-13: PRELIMINARY PLAT OF OUTER BANKS CYPRESS MILL TOWN LAKES (FIRST & SECOND FILINGS) (A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT) 1ST FILING - LOTS 1 THRU 14 & 2ND FILING - LOTS 15 THRU 40 (INCLUSIVE), Parcel# 203000000800/ Choctaw Road. TRACT C-1, CA-1, P-1 AND TRACT 3SK-1 BEING A SUBDIVISION OF TRACT "3SK" LOCATED IN SECTION 25, 32 & 33, T8S-R11E, SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, STATE OF LOUISIANA, FOR 3SK PROPERTIES, LLC. 2549 BAYOU BENGAL COURT BATON ROUGE, LA 70810. WITH WAIVERS.**

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Russell Vallet)

ABSTAIN: 0 (None)

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

B. File # 2023-20: PRELIMINARY PLAT OF CALUMET ACRES LOTS 1 THRU 158, Parcel# 044400000101 / Calumet and Rosedale Rd. TRACTS CA-1, CA-2, AND TRACT TP BEING A RE-SUBDIVISION OF A PORTION OF TRACT D BEING A PORTION OF THE CALUMET PLANTATION LOCATED IN SECTION 8, T7S-R12E, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LOUISIANA FOR CALUMET ACRES, LLC - WITH WAIVERS.

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

Mr. Kevin Durbin was again recognized and gave a brief history of the preliminary plat for Calumet Acres. Mr. Micheal Tommassie was present to represent Duplantis Design Group. He presented the Commissioners with an exhibit showing the existing roads and thru-streets. The exhibit showed the additional four thru-streets and a shift to the Rosedale Road access. Mr. Thomassie stated that DOTD would only allow one access from Rosedale Road into Calumet Acres. Mr. Thomassie also stated into

record that the developers have committed to a wooden fence along the western side of Calumet Crossing. There was lengthy discussion both for and against the aforementioned item. Those speakers consisted of: Debra Landry, Leon Parault, & Rickey Griffin. 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 Justin Brown, seconded by Todd Plauche to **recommend approval with waiver/s for File # 2023-20: PRELIMINARY PLAT OF CALUMET ACRES LOTS 1 THRU 158, Parcel# 044400000101 / Calumet and Rosedale Rd. TRACTS CA-1, CA-2, AND TRACT TP BEING A RE-SUBDIVISION OF A PORTION OF TRACT D BEING A PORTION OF THE CALUMET PLANTATION LOCATED IN SECTION 8, T7S-R12E, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LOUISIANA FOR CALUMET ACRES, LLC - *WITH WAIVERS.***

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Russell Vallet)

ABSTAIN: 0 (None)

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

12. OTHER BUSINESS:

A. **Scheduled Public Hearings:**

- Council meeting- November 16, 2023
- Planning and Zoning- December 5, 2023

13. ADJOURN

There being no further business, a motion to adjourn was made by Todd Plauche and was adopted by acclamation at 07:07 PM.

/s/ Curtis Ducote

Curtis Ducote, Chairman

/s/ Mallorie Davis

Mallorie Davis, Secretary