

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, February 20, 2024
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, February 20, 2024, and called to order at 05:30 PM.
2. **SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES**
Chairman Todd Plauche 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 Plauche recognized Commissioner David Rodrigue who led everyone in the Pledge of Allegiance.
4. **ROLL CALL**
The following members were recorded as being present: Sidney Blanchard, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue.

Absent: Mr. Ray Rivet, Joycelyn Green

Also, present were, Mr. Kevin Durbin, Public Works Director, Mrs. Mallorie Davis, Secretary.
5. **APPROVE MINUTES OF PREVIOUS MEETING**
 - A. **Approval of Minutes from the Regular Meeting of February 6, 2024.**
A motion was made by Commissioner Gary Leblanc, seconded by Commissioner Alfreda Jackson to approve Minutes from the Regular Meeting of February 6, 2024.

The vote was recorded as follows:

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

As a result of the votes, the motion **Passed**.
6. **CORRESPONDENCE:**
Chairman Todd Plauche welcomed the newest Commission member, Mr. David Rodrigue.
7. **PUBLIC HEARING:**
 - A. **An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 111 (“Administration And Enforcement”), Article VI (“Subdivision Approval Procedure”), Adding Section 111-117 No Plat Changes After Advertisement By Planning And Zoning Commission.**
The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.
Kevin Durbin was recognized, explaining that this ordinance came from the zoning review board. This ordinance would not allow any changes, other than typographical, to the preliminary or final plat that has been advertised. 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 Commissioner Russell Vallet, seconded by Commissioner 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 111 (“Administration And Enforcement”), Article VI (“Subdivision Approval Procedure”), Adding Section 111-117 No Plat Changes After Advertisement By Planning And Zoning Commission.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS: 0 (None)
ABSENT: 2 (Ray Rivet, Joycelyn Green)
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 106 (“Site Planning”), Article III (“Transportation Planning”), Division 2 (Off-Street Parking and Loading”), Sec. 106-67 (“General Provisions”), to streamline the site plan approval process.

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

Kevin Durbin was recognized, explaining that this ordinance came from the zoning review board. This ordinance would correct a typographical error, striking through the Planning and Zoning Commission and replacing with the Council. 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 Commissioner Justin Brown, seconded by Commissioner 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 106 (“Site Planning”), Article III (“Transportation Planning”), Division 2 (Off-Street Parking and Loading”), Sec. 106- 67 (“General Provisions”), to streamline the site plan approval process.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS: 0 (None)
ABSENT: 2 (Ray Rivet, Joycelyn Green)
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 Donald Ricard regarding 11621 Landry Ln. Port Allen, La 70767. File#2023-23 Described by the WBR Assessor as LOT 24-A SUBD OF SW/4 SEC 18 T6S R11E. Rezoning From AG-2 (Agricultural Moderate Scale) To AG-1 (Agricultural Small Scale) with waivers. Master Plan Change

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

Kevin Durbin was recognized, giving a brief explanation of his zoning analysis and the waiver requested. No questions from the 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 Commissioner Alfreda Jackson, seconded by Commissioner Justin Brown to **recommend approval with waiver/s** 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 Donald Ricard regarding 11621 Landry Ln. Port Allen, La 70767. File#2023- 23 Described by the WBR Assessor as LOT 24-A SUBD OF SW/4 SEC 18 T6S R11E. Rezoning from AG-2 (Agricultural Moderate Scale) To AG-1 (Agricultural Small Scale) with waivers. **Master Plan Change**

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS: 0 (None)
ABSENT: 2 (Ray Rivet, Joycelyn Green)
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 Westover Planting Co. LTD regarding 4739 Hugh Loop Rd. Port Allen, La 70767. File #2023-24: Described by the WBR Assessor as: LOT 577 CONT 3.2 AC (WESTOVER PLTN) SEC 84 T7S R12E 43-5. Rezoning 3.2 (+/-) Acres from C-1.3 (Regional Scale Commercial) and R-SF-3 (Single Family Residential) to C-1.2 (Community Scale Commercial).**

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

Kevin Durbin was recognized, giving a brief explanation of his zoning analysis. There was a discussion regarding the two zones on one parcel/tract between Commissioner Brown and Kevin Durbin. 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 Commissioner Justin Brown, seconded by Commissioner Russell Vallet 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 Westover Planting Co. LTD regarding 4739 Hugh Loop Rd. Port Allen, La 70767. File #2023-24: Described by the WBR Assessor as: LOT 577 CONT 3.2 AC (WESTOVER PLTN) SEC 84 T7S R12E 43-5. Rezoning 3.2 (+/-) Acres from C-1.3 (Regional Scale Commercial) and R-SF-3 (Single Family Residential) to C-1.2 (Community Scale Commercial).*

The vote was recorded as follows:

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

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

- E. **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 Barbara LaBauve for the Vernon Perry LaBauve Property. Located at 4715 Raymond LaBauve Rd. Brusly, La 70719. File #2023-25 Property Described as: 7.591 AC IN SECS 62 & 63 T8S R12E DESIG AS TRACTS D-3 CONT 6.811 AC & TRACT D-1A CONT 0.78 AC RAYMOND LABAUVE EST 47C-88. Rezoning .72 (+/-) acres from AG-3 (Agricultural Full Scale) 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.

Kevin Durbin was recognized, giving a brief explanation of his zoning analysis. No questions from the Commission members. Commissioner Vallet questioned if this request was for one residential lot, Durbin stated yes it would be. 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 Commissioner Russell Vallet, seconded by Commissioner David Rodrigue 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 Barbara LaBauve for the Vernon Perry LaBauve Property. Located at 4715 Raymond LaBauve Rd. Brusly, La 70719. File #2023-25 Property Described as: 7.591 AC IN SECS 62 & 63 T8S R12E DESIG AS TRACTS D-3 CONT 6.811 AC & TRACT D-1A CONT 0.78 AC RAYMOND LABAUVE EST 47C-88. Rezoning .72 (+/-) acres from AG-3 (Agricultural Full Scale) to AG-1 (Agricultural Small Scale). **Master Plan Change.**

The vote was recorded as follows:

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

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

F. **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 Timothy Lemoine. Regarding Property Located At 9763 Burnside Rd. Port Allen, La 70767. File #2023-26: Described by the WBR Assessor as: LOT 9-D BURNSIDE PLANTATION ESTATES CONT 6.106 AC 13B-18C. Rezoning 6.106 (+-)acres from AG-3 (Agricultural Large Scale) to R-M (Residential Minor Subdivision).**

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

Kevin Durbin was recognized, giving a brief explanation of his zoning analysis. The Chaiman opened the floor to the public for comments. Mr. Jeffrey Lee questioned if the applicant would be restricted to three lots if rezoned and second, would he have to extend Sycamore Drive, through his lot? Durbin answered that he would not be restricted to three lots because in a minor subdivision a developer can have up to six lots. Court Bradford was present to answer the questions as well. Bradford stated that the road would be installed up to Parish specs and the owner does not plan to develop more than three lots. One lot, the rear one, would be where the owner builds his new home and shop. Written protests opposing the ordinance were received by the following residents: Brandon Young, Troy Williams, Maria Langlois, Taylor Coye, Jared Friddle, Bennett Pourciau, Ashley Morgan, Jessica Pourciau, Kim Sperlazza, Elise Friddle, Abigail Young, Ryan & Kendall Hebert, and Paula McDonner. The Chairman at this point declared the Public Hearing closed.

A motion was made by Commissioner Justin Brown, seconded by Commissioner 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 Timothy Lemoine. Regarding Property Located At 9763 Burnside Rd. Port Allen, La 70767. File #2023-26: Described by the WBR Assessor as: LOT 9-D BURNSIDE PLANTATION ESTATES CONT 6.106 AC 13B-18C. Rezoning 6.106 (+-)acres from AG-3 (Agricultural Large Scale) to R-M (Residential Minor Subdivision). . The

vote was recorded as follows:

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

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

8. **ADJOURN**

A motion was made by Council Member Gary Leblanc, seconded by Council Member Justin Brown to adjourn the Zoning Meeting.

The vote was recorded as follows:

YEAS:7 (Sidney Blanchard, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS:0 (None)
ABSENT:2 Ray Rivet, Joycelyn Green
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, February 20, 2024 and called to order at 06:03 PM.

9. **APPROVE MINUTES OF PREVIOUS MEETING**

A. **Approval of Minutes from the Regular Meeting of February 6, 2024.**

A motion was made by Council Member Gary Leblanc, seconded by Council Member Russell Vallet to approve Minutes from the Regular Meeting of February 6, 2024.

The vote was recorded as follows:

YEAS:7 (Sidney Blanchard, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS:0 (None)

ABSENT:2 (Ray Rivet, Joycelyn Green)
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. UPCOMING PUBLIC HEARINGS:

- Council - February 22,2024
- P&Z - March 5, 2024

13. ADJOURN

There being no further business, a motion to adjourn was made by Russell Vallet and was adopted by acclamation at 06:09 PM.

Todd Plauche, Chairman

Mallorie Davis, Secretary