

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, March 5, 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, March 5, 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**
Chairman Plauche recognized Commissioner Ray Rivet 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, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown.

Absent: Mr. Russell Vallet, David Rodrigue

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 20, 2024.**

A motion was made by Commission Member Justin Brown, seconded by Commissioner Member Gary Leblanc to approve the minutes from the regular meeting of February 20, 2024.

The vote was recorded as follows:

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

As a result of the votes, the motion **Passed**.
6. **CORRESPONDENCE:**
7. **PUBLIC HEARING:**
 - A. **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”), Chapter 106 (“Site Planning”), Article III (“Transportation Planning”), Division 2 (“Off Street Parking and Loading”), Section 106-67 (General Provisions), Article V (Yard/Setback, Open Space and Common Area Requirements”) & Section 106-118 (R-2F site development regulations”).**
The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Kevin Durbin was recognized and explained to the Commissioners that this Ordinance came from the Zoning Review Board. The Ordinance would eliminate the definition of residential/two-family residential. Currently, the zoning district R-2F has two definitions attached to it; residential/two family residential and Residential/duplex Residential/two family residential will still be allowed in the Parish as long as the property has adequate square footage for two separate residences. Commissioner Rivet requested clarification on the minimum width and depth of the R-2F site development regulations, Mr. Durbin responded. 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 101 (“General Provisions”), Section 101-1 (“Definitions”); and Chapter 104 (“Zoning Ordinance”), Appendix A (“Zoning Districts”), Chapter 106 (“Site Planning”), Article III (“Transportation Planning”), Division 2 (“Off

Street Parking and Loading”), Section 106-67 (General Provisions), Article V (Yard/Setback, Open Space and Common Area Requirements”) & Section 106-118 (R-2F site development regulations”).

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown)

NAYS: 0 (None)

ABSENT: 2 (Russell Vallet, David Rodrigue)

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 105 (“Subdivisions”), Article II (“Minimum Design Standards”), Sec. 105-38 (“Lots”)*

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Durbin was again recognized and explained that this Ordinance also came from the Zoning Review Board. The Ordinance would strike through the maximum of 40 lots served by individual treatment packages. This would mean that if a developer presented a subdivision over 20 lots, he/she would be required to install a community sewage system, unless the lots are over 1 acre, in which the developer could have an unlimited number of lots as long as approved by the Parish sanitarians. 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 Ray Rivet, seconded by Commissioner Alfreda Jackson to **recommend approval of** *An Ordinance To Amend And Reenact The West Baton Rouge Parish Code of Ordinances, Part III (“Unified Development Code”), Chapter 105 (“Subdivisions”), Article II (“Minimum Design Standards”), Sec. 105-38 (“Lots”) .*

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown)

NAYS: 0 (None)

ABSENT: 2 (Russell Vallet, David Rodrigue)

ABSTAIN: 0 (None)

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

8. ADJOURN

A motion was made by Commission Member Ray Rivet, seconded by Commission Member Joycelyn Green to adjourn.

The vote was recorded as follows:

YEAS:7 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown)

NAYS: 0 (None)

ABSENT: 2 Russell Vallet, David Rodrigue

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, March 5, 2024 and called to order at 05:43 PM.

9. APPROVE MINUTES OF PREVIOUS MEETING

A. **Approval of Minutes from the regular meeting of February 20, 2024.**

A motion was made by Commission Member Gary Leblanc, seconded by Commission Member Justin Brown to approve minutes from the regular meeting of February 20, 2024.

The vote was recorded as follows:

YEAS:7 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown)

NAYS: 0 (None)

ABSENT: 2 Russell Vallet, David Rodrigue

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 Public Hearings:

- Council Meeting - March 14, 2024, at 5:30 pm.
- P&Z - April 2, 2024, at 5:30 pm

Canceled Public Hearings:

- P&Z - March 19, 2024
- Council - March 28, 2024

13. ADJOURN

There being no further business, a motion to adjourn was made by Gary Leblanc and was adopted by acclamation at 05:45 PM.

Todd Plauche, Chairman

Mallorie Davis, Secretary