

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, April 2, 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, April 2, 2024 and called to order at 05:31 PM.
2. **SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES**
Vice Chairman Justin Brown 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, followed by the Pledge of Allegiance led by Commissioner Ray Rivet.
4. **ROLL CALL**
The following members were recorded as being present: Sidney Blanchard, Ray Rivet, Joycelyn Green, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown.

Absent: Mr. Todd Plauche, 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 March 5, 2024.**
A motion was made by Commissioner Joycelyn Green, seconded by Commissioner Gary Leblanc to approve the Minutes from the regular meeting of March 5, 2024.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown)
NAYS: 0 (None)
ABSENT: 2 (Todd Plauche, David Rodrigue)
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 Antioch Missionary Baptist Church, File #2024-1 Property Located At 2778 Billups Lane Brusly, La 70719. Described by the WBR Assessor as: LOT SEC 19 T8S R12E MEAS 1 ARPT X 4 ARPT CB3 E75 CB72 E119 12.08 AC IN SEC 18 T8S R12E P/O LAWS PROP CB363 E88 LOT SEC19 T8S R12E MEAS 229'X 187' Rezoning 11.86 (+) acres from AG-3 (Agricultural Large Scale) to R- MF-2 (Multi-Family Residential) with a special use permit for an Assisted Living Facility.~~ **Rescheduled to May 7, 2024, due to advertising error.**
 - 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 Larry Johnson. File #2024-2 Property Located At 11628 Rosedale Rd. Port Allen, La 70767: Described by the WBR Assessor as: TRACT CJ-3-C-1 CONT 20.782 AC IN SEC 7 T7S R11E 9A-24 TRACT CJ-3-A-2 CONT 0.426 AC IN SEC 7 T72 R113. Rezoning 8.452 (+) acres from AG-3(Agricultural Large Scale) to R-M (Residential Minor Subdivision).

The Vice 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 the item, then turned the floor over to Mr. Larry Johnson for questions. Mr. Leblanc questioned if there would be restrictions on the subdivision and Mr. Johnson stated that the buildings would have restrictions like all of his past subdivisions. No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Vice Chairman at this point declared the Public Hearing closed.

A motion was made by Commissioner Vallet, seconded by Commissioner 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 Larry Johnson. File #2024-2 Property Located At 11628 Rosedale Rd. Port Allen, La 70767 : Described by the WBR Assessor as: TRACT CJ-3-C-1 CONT 20.782 AC IN SEC 7 T7S R11E 9A-24 TRACT CJ-3-A-2 CONT 0.426 AC IN SEC 7 T72 R113. Rezoning 8.452 (+-) acres from AG-3 (Agricultural Large Scale) to R-M (Residential Minor Subdivision).

The vote was recorded as follows:

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

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

8. ADJOURN

A motion was made by Commissioner Ray Rivet, seconded by Commissioner Gary Leblanc to adjourn the Zoning Meeting.

The vote was recorded as follows:

YEAS:7 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown)
NAYS:0 (None)
ABSENT:2 Todd Plauche, 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, April 2, 2024, and called to order at 05:39 PM.

9. APPROVE MINUTES OF PREVIOUS MEETING

A. **Approval of Minutes from the regular meeting of March 5, 2024.**

A motion was made by Commissioner Russell Vallet, seconded by Commissioner Gary Leblanc to approve Approval of Minutes from the regular meeting of March 5, 2024.

The vote was recorded as follows:

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

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

10. CORRESPONDENCE

11. PUBLIC HEARINGS:

A. **File # 2024-4: FINAL PLAT SHOWING THE REVOCATION OF A PORTION OF THE 30 FT SERVITUDE OF PASSAGE ON LOT 2-A-2 SECTION 13, TOWNSHIP 6 SOUTH, RANGE 10 EAST,**

S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, STATE OF LOUISIANA FOR SCOTT & LISA SNIPE OF 5240 POYDRAS BAYOU ROAD PORT ALLEN LA 70767 **WITH WAIVERS. PARCEL#070610005400**

The Vice Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mrs. Davis was recognized and explained both waiver requests. Commissioner Rivet questioned the revocation of both servitude and if there were any drainage servitudes. Mrs. Davis explained that those portions of the servitude were not necessary and could be revoked up to the pole portion of the flag lot. The Parish has an existing drainage servitude that follows the banks of the canal that runs through the rear of the property. The fire hydrant distance was also discussed, Mrs. Davis stated that per Chief Browning, he only agreed to the waiver at a max of 1,000 feet from the new residence. The Snipes would need to bring the fire hydrant 77.86 feet into their property. No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Vice Chairman at this point declared the Public Hearing closed.

A motion was made by Commissioner Ray Rivet, seconded by Commissioner Russell Vallet to **recommend approval with waiver/s** for **File # 2024-4: FINAL PLAT SHOWING THE REVOCATION OF A PORTION OF THE 30 FT SERVITUDE OF PASSAGE ON LOT 2-A-2 SECTION 13, TOWNSHIP 6 SOUTH, RANGE 10 EAST, S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, STATE OF LOUISIANA FOR SCOTT & LISA SNIPE OF 5240 POYDRAS BAYOU ROAD PORT ALLEN LA 70767 WITH WAIVERS. PARCEL#070610005400.**

The vote was recorded as follows:

YEAS:6 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Russell Vallet, Alfreda Jackson, Justin Brown)
NAYS:1 (Gary Leblanc)
ABSENT:2 Todd Plauche, David Rodrigue
ABSTAIN:0 (None)

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

- B. File # 2024-5: FINAL PLAT SHOWING THE RESUBDIVISION OF LOT 9-A AND REMAINDER OF LOT Q (RIVERVIEW SUBDIVISION) FOR THE PURPOSE OF RESOLVING PROPERTY LINE ENCROCHMENTS THEREBY CREATING LOTS 9-A-1 AND 9-A-2 LOCATED IN SECTIONS 42 & 43, TOWNSHIP 6 SOUTH, RANGE 12 EAST, S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA FOR BRADY RIVERS CUTRER OF 4145 N. RIVERVIEW RD. PORT ALLEN, LA 70767. WITH WAIVERS**

The Vice Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Ronald Myers was recognized and voiced his concerns regarding the subdivision. Cletus Langlois with Patin Engineers was present to represent Brandy Cutrer. He explained the reason for the subdivision and waivers to the Commissioners. There was a lengthy discussion regarding the multiple waivers. No other public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Vice Chairman at this point declared the Public Hearing closed.

A motion was made by Commissioner Justin Brown, seconded by Commissioner Gary Leblanc to **recommend denial** for **File # 2024-5: FINAL PLAT SHOWING THE RESUBDIVISION OF LOT 9-A AND REMAINDER OF LOT Q (RIVERVIEW SUBDIVISION) FOR THE PURPOSE OF RESOLVING PROPERTY LINE ENCROCHMENTS THEREBY CREATING LOTS 9-A-1 AND 9-A-2 LOCATED IN SECTIONS 42 & 43, TOWNSHIP 6 SOUTH, RANGE 12 EAST, S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA FOR BRADY RIVERS CUTRER OF 4145 N. RIVERVIEW RD. PORT ALLEN, LA 70767. WITH WAIVERS**

The vote was recorded as follows:

YEAS: 6 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Russell Vallet, Gary Leblanc, Justin Brown)
NAYS: 0 (None)
ABSENT: 2 (Todd Plauche, David Rodrigue)
ABSTAIN: 1 (Alfreda Jackson)

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

12. OTHER BUSINESS:

A. Scheduled Public Hearings:

- Council Meeting - April 11, 2024, at 5:30 pm.
- P&Z - April 16, 2024, at 5:30 pm

13. ADJOURN

There being no further business, a motion to adjourn was made by Alfreda Jackson and was adopted by acclamation at 06:17 PM.

Justin Brown, Vice Chairman

Mallorie Davis, Secretary