

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, April 16, 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 16, 2024 and called to order at 05:31 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

Commissioner Alfreda Jackson led everyone in an opening prayer, followed by the Pledge of Allegiance led by Secretary, Mallorie Davis.

4. ROLL CALL

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

Absent: Mr. Sidney Blanchard, 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 April 2, 2024.

A motion was made by Commissioner Alfreda Jackson, seconded by Commissioner Gary Leblanc to approve minutes from the regular meeting of April 2, 2024.

The vote was recorded as follows:

YEAS:6 (Ray Rivet, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown)
NAYS:0 (None)
ABSENT:3 Sidney Blanchard, Russell Vallet, 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 TMI Enterprise LLC. Regarding Property Located At 4991 N. River Road Port Allen, La 70767. File #2024-3. Described by the WBR Assessor as: 15.50 AC IN SECS 43, 44, & 45 T6S, R12E, DESIG AS: TRACT B-1 CONT 5.00 AC, TRACT B-2 CONT 5.00 AC, TRACT B-3 CONT 5.50 AC. 50-96C. Rezoning 15.5 (+-) acres from R-MH (Mobile Home Park) to I-2 (Moderate Industrial District).***

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Kevin Durbin was recognized and briefed the Commissioners on his analysis. Mr. Vielee was present to represent his request. Commissioner Leblanc questioned the current status of the mobile homes on the property. Mr. Vielee stated the mobile homes are owned by the previous owner, Randy Wales, and will be removed. Chairman Plauche questioned the buffers associated with Mr. Vielee's I-2 request, Kevin Durbin answered. 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 Ray Rivet 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 TMI Enterprise LLC. Regarding Property Located At 4991 N. River Road Port Allen, La 70767. File #2024-3. Described by the WBR Assessor as: 15.50 AC IN SECS 43, 44, & 45 T6S, R12E, DESIG AS: TRACT B-1 CONT 5.00 AC, TRACT B-2 CONT 5.00 AC, TRACT B-3 CONT 5.50 AC. 50-96C. Rezoning 15.5 (+-) acres from R-MH (Mobile Home Park) to I-2 (Moderate Industrial District).*

The vote was recorded as follows:

YEAS: 6 (Ray Rivet, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown)
NAYS: 0 (None)
ABSENT: 3 (Sidney Blanchard, Russell Vallet, David Rodrigue)
ABSTAIN: 0 (None)

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

8. **ADJOURN**

A motion was made by Commissioner Justin Brown, seconded by Commissioner Alfreda Jackson to adjourn the Zoning meeting.

The vote was recorded as follows:

YEAS:6 (Ray Rivet, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown)
NAYS:0 (None)
ABSENT:3 Sidney Blanchard, Russell Vallet, David Rodrigue
ABSTAIN:0 (None)

As a result of the votes, the motion Passed.

PLANNING

9. **APPROVE MINUTES OF PREVIOUS MEETING**

A. **Approval of Minutes from the regular meeting of April 2, 2024.**

A motion was made by Commissioner Gary Leblanc, seconded by Commissioner Joycelyn Green to approve minutes from the regular meeting of April 2, 2024.

The vote was recorded as follows:

YEAS: 6 (Ray Rivet, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown)
NAYS: 0 (None)
ABSENT: 3 Sidney Blanchard, Russell Vallet, and David Rodrigue
ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

10. **CORRESPONDENCE**

11. **PUBLIC HEARINGS:**

There were no items to consider at this time.

12. **OTHER BUSINESS:**

A. **Scheduled Public Hearings:**

- Council Meeting - April 25, 2024, at 5:30 pm.
- P&Z -May 7, 2024, at 5:30 pm

13. **ADJOURN**

There being no further business, a motion to adjourn was made by Commissioner Gary LeBlanc and was adopted by acclamation at 05:42 PM.

Todd Plauche, Chairman

Mallorie Davis, Secretary