

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, May 7, 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, May 7, 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 Jackson led everyone in an opening prayer, followed by the Pledge of Allegiance led by Commissioner Vallet.
4. **ROLL CALL**
The following members were recorded as being present: Sidney Blanchard, Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue.

Absent: Mr. Joycelyn Green

Also, present were, Mrs. Mallorie Davis Asst. Coord. for Planning & Zoning, and Mrs. Michelle Tullier
5. **APPROVE MINUTES OF PREVIOUS MEETING**
 - A. ^{Secretary} **Approval of Minutes from the regular meeting of April 16, 2024.**
A motion was made by Commissioner Alfreda Jackson, seconded by Commissioner Member Russell Vallet to approve Approval of Minutes from the regular meeting of April 16, 2024. .

The vote was recorded as follows:

YEAS:8 (Sidney Blanchard, Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS:0 (None)
ABSENT:1 Joycelyn Green
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 SEC 19 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. MASTER PLAN CHANGE**
The Chairman opened a public hearing to receive comments regarding the aforementioned item. Mrs. Mallorie Davis was recognized and explained the rezoning request. Pastor Elvin Lacy was present to represent the request and answer any questions. Ulysses Godfrey had questions regarding sewage, ingress, and egress. Pastor Lacy stated they are only in the rezoning phase at this time, and they have not looked into any of those details yet. Robert Critney questioned the details of the number of units and stated the road is not designed for this type of additional traffic. Loise Lee wants to know if there is a need for this facility in a small area since there is one not far away. Commissioner Jackson questioned the exact location of the units and what the size of the units would be. Pastor Lacy stated each unit would be 805 sq ft. Commissioner Rodrigue stated that there are a lot of units in a small area. Commissioner Leblanc questioned how many residents would be living in each unit. Pastor Lacy stated only one. Vice Chairman Brown agreed that this development would be a strain on this area, questioning if the development would include improvements to the roads. Pastor Lacy stated they were unable to acquire a right of way to the River Road, and they had no other option other than using Antioch Road. No additional 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. Commissioner Jackson questioned if there would be a drainage study or enough fire protection for the area. Pastor Lacy stated that those studies would come with the planning stages of the development, and they are only in the zoning phase. Vice Chairman Brown raised a motion to deny it based on the means of ingress and egress, not aligning with the parish's master plan. Pastor Lacy questioned what they could do with the property. Vice Chairman Brown stated the surrounding properties are low-density, single-family residential, and some Ag.

A motion was made by Commissioner Justin Brown, seconded by Commissioner Russell Vallet to **recommend denial** 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 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 SEC 19 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. **MASTER PLAN CHANGE.**

The vote was recorded as follows:

YEAS: 8 (Sidney Blanchard, Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS: 0 (None)
ABSENT: 1 (Joycelyn Green)
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 Special Use Permit Request Of Kauffman’s Discount Fireworks LLC. Regarding Property Located At 9210 Hwy 190 W Port Allen, La 70767, Owned by Benjamin and Samantha Moses. File #2024-5: Described by the WBR Assessor as TRACT E-4-A-1 CONT 2.184 AC SE/4 SEC 28 T6S R11E 14-87C. Requesting a Special Use Permit in I-1 for Commercial, Seasonal Outdoor-Fireworks.**

The Chairman opened a public hearing to receive comments regarding the aforementioned item. Mrs. Mallorie Davis was recognized and explained that the request was to have a seasonal firework tent from June 1st to July 5th and December 15th to January 2nd of each year. The tent will be dismantled in between those dates. Neither the applicant nor the owner were present to represent the item. There were 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 Justin Brown, seconded by Commissioner Ray 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 Special Use Permit Request Of Kauffman’s Discount Fireworks LLC. Regarding Property Located At 9210 Hwy 190 W Port Allen, La 70767, Owned by Benjamin and Samantha Moses. File #2024-5: Described by the WBR Assessor as TRACT E-4-A-1 CONT 2.184 AC SE/4 SEC 28 T6S R11E 14-87C. Requesting a Special Use Permit in I-1 for Commercial, Seasonal Outdoor-Fireworks.

The vote was recorded as follows:

YEAS: 8 (Sidney Blanchard, Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS: 0 (None)
ABSENT: 1 (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 Boulanger Properties LLC. File#2024-6 Parcel #304400000400 Described by the WBR Assessor as:118.039 AC M/L SEC 91 & 92 T7S R12E 44-4. Rezoning approx. 4.218 (+-) acres from C-1.2 (Community Scaled Commercial) & C-1.4 (Industrial Transitional Commercial) to R-MF-2 (Multi Family Residential 2). MASTER PLAN CHANGE**

The Chairman opened a public hearing to receive comments regarding the aforementioned item. Mrs. Mallorie Davis was again recognized and read the zoning analysis of the property documented by Mr. Durbin. Mr. David Strange was recognized as the representative. He gave a PowerPoint presentation of the proposed development called Bridgetown with 68 units in sizes of 800 sq ft, 1,000 sq. ft, and 1,200 sq. ft. Mike Owens questioned if this development would become section 8 housing and wanted to know the reason for government funding and grant money to fund the project. George Hill, who developed Burbridge Development LLC, had no objection. Mr. Boulanger approached the podium and gave history on the presentation of Bridgetown, then, stated his reasons for agreeing to the development. Michael Wojick objected to the project because the upcoming subdivision on Court Street that backs up to him is already too close, and the new development would not be far from his home. George Donacricha states that once this is done, will it be the end? Kenny Carr stated that Boulanger would be selling the four acres of rezoned property, and he is concerned about the future development and expansion of this site. Mr. David Strange answered the questions, stating this would not be section 8 housing, the funding would come from CDBG grants and workforce housing purview, and these are all working families. He also argued that the current zoning allows more commercial-industrial development that would not be so nice near homes. He addressed comments about crime, stating this would be a gated community. He then made it clear that the company would use local contractors and businesses to develop this project. Charles Diffy stated the current drainage issues, the property is low and if built on the water would go to Rosedale Road. 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. Chairman Plauche questioned Strange about the amount of contractor jobs the development would bring. Strange stated that would be up 20 subcontracts. Chairman also questioned how many employees would be staffed once complete, will the property have surveillance, and how much and long would the leases be for. Stange replied that there would be 2 full-time employees, maintenance and manager. There would also be real time video surveillance for law enforcement to access. The estimated monthly leases would be north of \$800, \$1,000, and \$1,200 per month lasting for a minimum of one year. Chairman Plauche requested additional photos for the Council meeting on Thursday showing the developments over 20 years old. Vice Chairman Brown stated the neighbors would be Boulanger and the Parish. There would also be multiple access points to the remaining property from Court Street and 415. He then raised a motion to approve. Chairman Plauche questioned if the company had a master plan for upgrades over the year. Strange, we have not done an extensive upgrades but have maintained the properties with examples being a/c and roof replacements etc.

A motion was made by Commissioner Justin Brown, seconded by Commissioner Alfreda Jackson 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 Boulanger Properties LLC. File#2024-6 Parcel #304400000400 Described by the WBR Assessor as:118.039 AC M/L SEC 91 & 92 T7S R12E 44-4. Rezoning approx. 4.218 (+-) acres from C-1.2 (Community Scaled Commercial) & C-1.4 (Industrial Transitional Commercial) to R-MF-2 (Multi Family Residential 2). **MASTER PLAN CHANGE**

The vote was recorded as follows:

YEAS: 5 (Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Justin Brown)
NAYS: 3 (Sidney Blanchard, Gary Leblanc, David Rodrigue)
ABSENT: 1 (Joycelyn Green)
ABSTAIN: 0 (None)

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

8. **ADJOURN**

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

The vote was recorded as follows:

YEAS:8 (Sidney Blanchard, Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS:0 (None)
ABSENT:1 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, May 7, 2024 and called to order at 06:40 PM.

9. **APPROVE MINUTES OF PREVIOUS MEETING**

A. Approval of Minutes from the regular meeting of April 16, 2024.

A motion was made by Commissioner Russell Vallet, seconded by Commissioner Gary Leblanc to approve minutes from the regular meeting of April 16, 2024.

The vote was recorded as follows:

YEAS: 8 (Sidney Blanchard, Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS: 0 (None)
ABSENT: 1 (Joycelyn Green)
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 - May 9, 2024, at 5:30 pm.
- P&Z -May 21, 2024, at 5:30 pm

13. **ADJOURN**

There being no further business, a motion to adjourn was made by Commissioner Brown and was adopted by acclamation at 06:42 PM.

Todd Plauche, Chairman

Michelle Tullier, Secretary