

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, May 21, 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 21, 2024, and called to order at 05:30 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 Commissioner Ray Rivet, who led everyone in the Pledge of Allegiance.
4. **ROLL CALL**

The following members were recorded as being present: Sidney Blanchard, Ray Rivet, Joycelyn Green, Alfreda Jackson, Justin Brown, and David Rodrigue.

Absent: Mr. Todd Plauche, Russell Vallet, Gary Leblanc

Also present was, Mrs. Mallorie Davis, Assistant Coordinator for Planning and Zoning, and Mrs. Michelle Tullier, Secretary.
5. **APPROVE MINUTES OF PREVIOUS MEETING**
 - A. **Approval of Minutes from the regular meeting of May 7, 2024.**

A motion was made by Commissioner Alfreda Jackson, seconded by Commissioner David Rodrigue to approve minutes from the regular meeting of May 7, 2024.

The vote was recorded as follows:

YEAS:6 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Alfreda Jackson, Justin Brown, David Rodrigue)
NAYS:0 (None)
ABSENT:3 Todd Plauche, Russell Vallet, Gary Leblanc
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, and Section 111-78 (Special, Conditional Use Requirements and Procedures) For Rezoning Request Of TMI Enterprise/Louie Vielee, Regarding Property Located At 3022 Hwy 190 W Port Allen, La 70767. File #2024-7: Described by the WBR Assessor as:7.62 AC IN SEC 44 T7S R12E DESIG AS: TRACT A CONT 3.46 AC TRACT B CONT 3.80 AC AND W/ 25' OF TRACT A CONT 0.36 AC. Rezoning From C-1.2 and AG-2 to I-1 with a Special Use Permit for Warehouse, Storage, and Distribution, Heavy. MASTER PLAN CHANGE*

The Vice Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.Vice Chairman Brown recognized Mrs. Mallorie Davis and briefed the Commissioners on the request made by Mr. Vielee. Mr. Louie Vielee with TMI Enterprise, Brady Achee with Triad Environmental Services, and Jared Allen with Legacy Civil Engineering were present to represent the item. Mr. Vielee was recognized and presented the past and

present use of the property. After acquiring the property in 2010, he stated that he spent a lot of time and money on cleaning it, which was previously a salvage yard. He plans on building a new two-million dollar office and shop for the trucking company, Triad. There will be no outside repairs, only inside the building. There was a lengthy discussion regarding dust, drainage, storage, and hours of operation of the aforementioned item, those speakers consisted of: Dwayne Blunt, Judy Girlinghouse, Claudia Haddox, and William Emmit Beard. Brady Achee stated they are not storing anything on site, they will only maintain equipment on the inside of the building. The hours of operation are 24 hours a day 7 days a week and the hours start around 3 or 4 am. Achee also stated, the company does not wash out tanks on site and they do use dust control. Mr. Jared Allen with Legacy Engineering was then recognized. He gave a presentation on the drainage survey and the detention pond to be constructed.

A motion was made by Commissioner Sidney Blanchard, seconded by Commissioner David Rodrigue 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, and Section 111-78 (Special, Conditional Use Requirements and Procedures) For Rezoning Request Of TMI Enterprise/Louie Vielee, Regarding Property Located At 3022 Hwy 190 W Port Allen, La 70767. File #2024-7: Described by the WBR Assessor as: 7.62 AC IN SEC 44 T7S R12E DESIG AS: TRACT A CONT 3.46 AC TRACT B CONT 3.80 AC AND W/ 25' OF TRACT A CONT 0.36 AC. Rezoning From C-1.2 and AG-2 to I-1 with a Special Use Permit for Warehouse, Storage, and Distribution, Heavy. **MASTER PLAN CHANGE.***

The vote was recorded as follows:

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

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

8. **ADJOURN**

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

The vote was recorded as follows:

YEAS:6 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Alfreda Jackson, Justin Brown, David Rodrigue)
NAYS:0 (None)
ABSENT:3 Todd Plauche, Russell Vallet, Gary Leblanc
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 21, 2024, and called to order at 06:09 PM.

9. **APPROVE MINUTES OF PREVIOUS MEETING**

A. **Approval of Minutes from the regular meeting of May 7, 2024.**

A motion was made by Commissioner Ray Rivet, seconded by Commissioner Alfreda Jackson to approve minutes from the regular meeting of May 7, 2024.

The vote was recorded as follows:

YEAS:6 (Sidney Blanchard, Ray Rivet, Joycelyn Green, Alfreda Jackson, Justin Brown, David Rodrigue)
NAYS:0 (None)
ABSENT:3 Todd Plauche, Russell Vallet, Gary Leblanc
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 - May 23, 2024, at 5:30 pm.
- P&Z -June 4, 2024, at 5:30 pm

13. **ADJOURN**

There being no further business, a motion to adjourn was made by Joycelyn Green and was adopted by acclamation at 06:10 PM.

Justin Brown, Vice Chairman

Michelle Tullier, Secretary