

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, June 18, 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, June 18, 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 Denstel recognized Mr. Jason Manola 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, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Justin Brown, and David Rodrigue.

Absent: Mr. Ray Rivet, Gary Leblanc

Also present were, Mrs. Mallorie Davis, Assistant Coordinator for Planning and Zoning, President Jason Manola and Mrs. Michelle Tullier, Council Clerk.
5. **APPROVE MINUTES OF PREVIOUS MEETING**

A. **Approval of Minutes from the regular meeting of May 21, 2024.**
A motion was made by Commissioner Joycelyn Green, seconded by Commissioner Justin Brown to approve the minutes from the regular meeting of May 21, 2024.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Justin Brown, David Rodrigue)
NAYS: 0 (None)
ABSENT: 2 (Ray Rivet, 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 For Rezoning Request Of Court Bradford representing FDNC Properties LLC. Regarding Parcel #071600003000 Rosedale Rd. Port Allen, La 70767. File #2024-8: Described by the WBR Assessor as: TRACT B CONT 31.23 AC IN SEC8 T7S R11E 16-7-30. Rezoning 6 (+-) acres from AG-3 (Agricultural Large Scale) into 3.2(+-) and 2.8 (+-) acre lots AG-2 (Agricultural Moderate Scale).**
The Chairman opened a public hearing for the purpose of receiving comments regarding the aforementioned item. Chairman Plauche recognized Mrs. Mallorie Davis, who briefly explained the request. Mr. Court Bradford with Bradford Engineering was present to answer any additional questions from the Commissioners or the public. There were no questions from the audience or 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 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 For Rezoning Request Of Court Bradford representing FDNC Properties LLC. Regarding Parcel #071600003000 Rosedale Rd. Port Allen, La 70767. File #2024-8: Described by the WBR Assessor as: TRACT B CONT 31.23 AC IN SEC8 T7S R11E 16-7-30. Rezoning 6 (+-) acres from AG-3 (Agricultural Large Scale) into 3.2(+/-) and 2.8 (+/-) acre lots AG-2 (Agricultural Moderate Scale).

The vote was recorded as follows:

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

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Justin Brown, David Rodrigue)
NAYS: 0 (None)
ABSENT: 2 (Ray Rivet, 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, June 18, 2024, and called to order at 05:36 PM.

9. APPROVE MINUTES OF PREVIOUS MEETING

A. **Approval of Minutes from the regular meeting of May 21, 2024.**

A motion was made by Commissioner Russell Vallet, seconded by Commissioner Alfreda Jackson to approve the minutes from the regular meeting of May 21, 2024.

The vote was recorded as follows:

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

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

10. CORRESPONDENCE

11. PUBLIC HEARINGS

A. **An ordinance to amend and reenact the West Baton Rouge Parish Code of Ordinances, Part III (“Unified Development Code”), Chapter 106 (“Site Planning”), Article II (“Stormwater Management”), Section 106- 21 (“Stormwater quantity control in commercial and industrial developments”), and Chapter 111 (“Administration and Enforcement”), Article VI (“Subdivision Approval Procedure”), Section 111-114 (“Construction plans”) to provide for stormwater quantity control in most developments.**

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Chairman Plauche again recognized Mrs. Davis. She explained that this ordinance

change came from the Zoning Review Board and that these changes would simplify the calculations. Chairman questioned if this would bring it in line with what we have for residential homes with zero runoff. President Manola stated it would, he also stated that multifamily was added to this ordinance. Lynetta Williams approached the podium questioning a recent detention pond that was installed near her home and wanted to know who approved the pond placement. President Manola explained the site plan process to her and offered a meeting to discuss the specific development. Mrs. Valerie Striggs wanted to know what the process for meeting with the Board of Adjustment, Mrs. Michelle Tullier explained that the BOA only meets when there is an item scheduled for public hearing. Again, President Manola offered a meeting to discuss the Board Of Adjustments appeals process. 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.

A motion was made by Commissioner Russell Vallet, seconded by Commissioner Justin Brown to **recommend approval** for An ordinance to amend and reenact the West Baton Rouge Parish Code of Ordinances, Part III (“Unified Development Code”), Chapter 106 (“Site Planning”), Article II (“Stormwater Management”), Section 106-21 (“Stormwater quantity control in commercial and industrial developments”), and Chapter 111 (“Administration and Enforcement”), Article VI (“Subdivision Approval Procedure”), Section 111-114 (“Construction plans”) to provide for stormwater quantity control in most developments.

The vote was recorded as follows:

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

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

12. **OTHER BUSINESS:**

A. **Scheduled Public Hearings:**

- Council Meeting - June 27, 2024, at 5:30 pm.
- P&Z- July 2, 2024 -Canceled
- P&Z -July 16, 2024, at 5:30 pm

13. **ADJOURN**

There being no further business, a motion to adjourn was made by Justin Brown and was adopted by acclamation at 05:47 PM.

Todd Plauche, Chairman

Michelle Tullier, Secretary