

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, August 6, 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, August 6, 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 Alfreda Jackson led everyone in an opening prayer, followed by the Pledge of Allegiance led by Commissioner Gary Leblanc.
4. **ROLL CALL**
The following members were recorded as being present: Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, and David Rodrigue.

Absent: Mr. Sidney Blanchard

Also present were, Mr. Brandon Bourgoyne, Public Works Director, and Mrs. Mallorie Davis, Secretary.
5. **APPROVE MINUTES OF PREVIOUS MEETING**

A. **Approval of Minutes from the regular meeting of June 18, 2024.**
A motion was made by Commissioner Russell Vallet, seconded by Commissioner Alfreda Jackson to approve the minutes from the regular meeting of June 18, 2024.

The vote was recorded as follows:

YEAS:8 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS:0 (None)
ABSENT:1 Sidney Blanchard
ABSTAIN:0 (None)

As a result of the votes, the motion **Passed**.
6. **CORRESPONDENCE:**
Chairman Plauche made a public announcement of Commissioner Sid Blanchard's resignation. He thanked him for his time served as a Commissioner and wished him well.
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 Steve A. Leblanc, PLS. Representing Lazy Rocking T. Farms LLC. File #2024-9 Property Located At 18325 N. River Rd. Port Allen, La 70767. File #2024-9: Described by the WBR Assessor as: 62AC M/L BEING P/O LOT 3 P/O ARBROTH PLTN 22-4. Rezoning approx. 0.327 (+-) acres from AG-3 (Agricultural Large Scale) into AG-1 (Agricultural Small Scale).**
The Chairman opened a public hearing for the purpose of receiving comments regarding the aforementioned item. Chairman Plauche recognized Commissioner Gary Leblanc, who stated he would be abstaining from the vote due to the request for his family's property. Mr. Steve Leblanc was then recognized to represent the item and answer any questions. 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 Ray Rivet, 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 Steve A. Leblanc, PLS. Representing Lazy Rocking T. Farms LLC. File #2024-9 Property Located At 18325 N. River Rd. Port Allen, La 70767. File #2024-9: Described by the WBR Assessor as: 62AC M/L BEING P/O LOT 3 P/O ARBROTH PLTN 22-4. Rezoning approx. 0.327 (+-) acres from AG-3 (Agricultural Large Scale) into AG-1 (Agricultural Small Scale). .

The vote was recorded as follows:

YEAS: 7 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Justin Brown, David Rodrigue)

NAYS: 0 (None)

ABSENT: 1 (Sidney Blanchard)

ABSTAIN: 1 (Gary Leblanc)

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, 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 #2024-10: 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 43-10. Rezoning 3.46 (+-) acres from C-1.2 (Community-Scaled Commercial District) TO C-1.4 (Industrial Transitional Commercial) With A Special Use Permit For Trucks And Heavy Equipment Sales/Rental/Service.**

The Chairman opened a public hearing for the purpose of receiving comments regarding the aforementioned item. Chairman Plauche recognized Brandon Bourgoyne for his analysis, followed by the owner, Louie Vielee, explaining that the rezoning request was for the front lot only. The rear lot would remain undeveloped. Mrs. Cindy Blount addressed the Commissioners stating the adjacent residents would be in favor of the existing current use as long as the back lot remained vacant. 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 Alfreda Jackson, seconded by Commissioner David Rodrigue to **recommend approval with special use requirement of 40 trucks max on site** 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 #2024-10: 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 43-10. Rezoning 3.46 (+-) acres from C-1.2 (Community-Scaled Commercial District) TO C-1.4 (Industrial Transitional Commercial) With A Special Use Permit For Trucks And Heavy Equipment Sales/Rental/Service.

The vote was recorded as follows:

YEAS: 8 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)

NAYS: 0 (None)

ABSENT: 1 (Sidney Blanchard)

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 Court Bradford representing JKR415 Land LLC. Regarding Property located on Parcel# 304520001500. File #2024-11: Described by the WBR Assessor as: 19.53 AC IN SECS 93 & 94 T7S R12E DESIG AS TRACT 1-B AND THAT PARCEL OF PROP CONTIGUOUS TO & ADJOINING TRACT 1-B WHICH IS IN INTRACOASTAL CANAL R/W 45B-15 CB391 E36. Rezoning from I-1 (Light Industrial) to I-2 (Moderate Industrial). MASTER PLAN CHANGE.**

The Chairman opened a public hearing for the purpose of receiving comments regarding the aforementioned item. Chairman Plauche recognized Mr. Bourgoyne, who explained his analysis and his

concerns about potential traffic congestion if the company were to expand and use LA 415 as a means of egress with the future 415 connection. Mr. Court Bradford, the representative for JKR415, approached the Commissioners and explained that LA Scrap Metals' plan as of now is to match their adjacent property. They have no expansion plans on the table but will require the I-2 zone if a future expansion occurs. Bradford also stated if there were plans to develop it they would most likely use the existing route using S Westport Drive. Vice Chair Brown agrees with the zoning request since adjacent properties are I-2. Also, if they were to expand, the company would have other hurdles to face during the site planning phase. 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 Russell Vallet 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 JKR415 Land LLC. Regarding Property located on Parcel# 304520001500. File #2024-11: Described by the WBR Assessor as: 19.53 AC IN SECS 93 & 94 T7S R12E DESIG AS TRACT 1-B AND THAT PARCEL OF PROP CONTIGUOUS TO & ADJOINING TRACT 1-B WHICH IS IN INTRACOASTAL CANAL R/W 45B-15 CB391 E36. Rezoning from I-1 (Light Industrial) to I-2 (Moderate Industrial). MASTER PLAN CHANGE..

The vote was recorded as follows:

YEAS: 8 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS: 0 (None)
ABSENT: 1 (Sidney Blanchard)
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 Justin Brown, to adjourn the Zoning meeting.

The vote was recorded as follows:

YEAS:8 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS:0 (None)
ABSENT:1 Sidney Blanchard
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 June 18, 2024.**

A motion was made by Council Member Justin Brown, seconded by Council Member Russell Vallet to approve the minutes from the regular meeting of June 18, 2024.

The vote was recorded as follows:

YEAS:8 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS:0 (None)
ABSENT:1 Sidney Blanchard
ABSTAIN:0 (None)

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

10. CORRESPONDENCE

11. **PUBLIC HEARINGS:**

- A. **File # 2024-12 :PRELIMINARY PLAT OF CALUMET ACRES (PHASE 1A & 1B) LOTS 1 THRU 158, TRACTS CA-1, CA-2, AND TRACT TP BEING A RE-SUBDIVISION OF TRACTS D-2 AND D-3, BEING A PORTION OF THE CALUMET PLANTATION LOCATED IN SECTION 8, T7S-R12E, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LOUISIANA FOR CALUMET ACRES, LLC - *WITH WAIVERS*.**

The Chairman opened a public hearing for the purpose of receiving comments regarding the aforementioned item. Mr. Bourgouyne was recognized, and he notified the Commissioners that the preliminary plat that was previously approved was back before them to break it into phases. Mr. Michael Thomassie, with DDG, approached the Commissioners to explain that the only change was the phase line and an edit to the drainage servitudes, adding Top of Bank to their notes. Mrs. Debra Landry questioned the infrastructure timeline, specifically the turning lane on Rosedale. Mr. Thomassie stated that this project would take place during the first phase, hoping to have permits within six to eight weeks. Mrs. Landry questioned the drainage pond construction process. Thomassie states the ponds would be partially complete in phase one and expanded for completion in phase two. Bourgouyne questioned the partial ponds' construction. Thomassie stated both would be constructed to provide detention and conveyance, then increased with the second phase. Joseph Avants questioned what waivers were being requested. Bourgouyne explained that the waiver is for the thru streets that are absent due to ponds to the rear of those lots. 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 with waiver/s** for **File # 2024-12:PRELIMINARY PLAT OF CALUMET ACRES (PHASE 1A & 1B) LOTS 1 THRU 158, TRACTS CA-1, CA-2, AND TRACT TP BEING A RE-SUBDIVISION OF TRACTS D-2 AND D-3, BEING A PORTION OF THE CALUMET PLANTATION LOCATED IN SECTION 8, T7S-R12E, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LOUISIANA FOR CALUMET ACRES, LLC - *WITH WAIVERS*.**

The vote was recorded as follows:

YEAS: 8 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)

NAYS: 0 (None)

ABSENT: 1 (Sidney Blanchard)

ABSTAIN: 0 (None)

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

- B. **File # 2024-14:FINAL PLAT SHOWING THE SURVEY AND SUBDIVISION OF A 4.539 ACRE LOT INTO LOT C-1 AND C-2 LOCATED IN SECTION 76,T7S-R12E SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, LA, 3857 Hwy 1 S. Port Allen, La 70767 FOR ANTONIO M. CLAYTON. – *WITH WAIVERS*.**

The Chairman opened a public hearing for the purpose of receiving comments regarding the aforementioned item. Mr. Bourgoyne explained that he had no concerns during his analysis but more of a waiver request. He also explained the waivers requested. Court Bradford, the representative, approached the Commissioners, describing the proposed development of the rear lot as an RV and Boat Storage facility. Chairman Plauche questioned the one- way driveways for the entire site and the one-way traffic for large vehicles or trailers driving through the 23-foot wide space where the driveway is positioned. Bradford stated that the traffic should be minimal since the old CC's are not occupied. Commissioner Brown stated that there is a sushi restaurant opening soon. But they still do not anticipate much impact and would address those concerns with stripping and curbs. Commissioner Brown questioned if the curbing would be shared between the storage and shopping center. Bradford stated it would be shared. Brown states that the existing businesses hold a lot of events for the community and there's a ton of pedestrian traffic. It seems like 23 feet for those two businesses to be able to go in and out, especially with the RV and boats would be pretty congested. He would have to see physical barriers to separate the two. Bradford did not anticipate the barriers but could come up with something. Dylan Bagwell, approached the podium to address Commissioner Brown's additional curbing questions. Sue Diamond questioned the drainage of the proposed construction. Bradford stated there would be a drainage impact study to add a retention pond. She then questioned if she could receive a right of way on the new plat, Mrs. Davis explained that the request was a civil matter and would need to be discussed with Mr. Bradford and Mr.

Clayton. 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. Chairman Plauche agrees that it would not have a huge impact on the current shopping center but can not support the waivers requested. Vice Chair Brown agreed with Chairman Plauche that the waivers were unreasonable and were both less than half of what is expected to have for commercial developments.

A motion was made by Commissioner Justin Brown, seconded by Commissioner David Rodrigue to **recommend denial** for File # 2024-14:FINAL PLAT SHOWING THE SURVEY AND SUBDIVISION OF A 4.539 ACRE LOT INTO LOT C-1 AND C-2 LOCATED IN SECTION 76,T7S-R12E SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, LA, 3857 Hwy 1 S. Port Allen, La 70767 FOR ANTONIO M. CLAYTON. – ***WITH WAIVERS.***

The vote was recorded as follows:

YEAS: 8 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)
NAYS: 0 (None)
ABSENT: 1 (Sidney Blanchard)
ABSTAIN: 0 (None)

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

12. **OTHER BUSINESS:**

A. **Scheduled Public Hearings:**

- Council Meeting - August 8, 2024, at 5:30 pm.
- P&Z -August 20, 2024, at 5:30 pm

13. **ADJOURN**

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

Todd Plauche, Chairman

Mallorie Davis, Secretary