

**MINUTES OF THE
WEST BATON ROUGE PARISH
BOARD OF ADJUSTMENTS
880 N. Alexander Ave. Port Allen, La 70767
Tuesday, August 20, 2024
5:00 PM**

**The Following Minutes Are Summarized For Brevity, For Precise Meeting Information
Please Refer To Meeting Audio Or Video.**

1. CALL TO ORDER

A Regular Meeting of the West Baton Rouge Parish Board of Adjustment was held on Tuesday, August 20, 2024 and called to order at 05:00 PM.

2. SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

BOA Chairman Grover Harrison asked that all electronic devices be placed on silent.

3. PLEDGE OF ALLEGIANCE AND OPENING PRAYER

BOA Member Prince Gray led everyone in an opening prayer, followed by the Pledge of Allegiance led by BOA Chairman Harrison.

4. ROLL CALL

The following members were recorded as being present: Grover Harrison, Barry Wilkinson, Steve Jones, Natashaia Benoit, Prince Gray.

Absent: Alternate Mr. James Hendrick

Also, present were, Brandon Bourgoyne, Public Works Director, Lou Delahayne, Parish Attorney, Peyton Gascon, BOA Alternate Member, Jason Manola, Parish President, and Mrs. Mallorie Davis, Secretary.

5. APPROVE MINUTES OF PREVIOUS MEETING

A. Approval of Minutes from the regular meeting of December 19, 2023.

A motion was made by BOA Member Natashaia Benoit, seconded by BOA Member Prince Gray to approve minutes from the regular meeting of December 19, 2023.

The vote was recorded as follows:

YEAS:5 (Grover Harrison, Barry Wilkinson, Steve Jones, Natashaia Benoit, Prince Gray)

NAYS:0 (None)

ABSENT:1 James Hendrick

ABSTAIN:0 (None)

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

6. CORRESPONDENCE:

7. PUBLIC HEARING:

- A. BOA File #2024-01:** Request: An appeal made by Valerie D. Striggs of 3942 S Mulatto Bend Road Port Allen LA 70767. The appeal is for the Zoning Determination made by the Zoning Administrator in a letter dated, March 8, 2024, for the Quantix truck/tank wash facility located at 1737 HWY 190 W Port Allen, LA 70767.

Tuesday, August 20, 2024 Planning & Zoning Commission Minutes

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Chairman Harrison recognized Lou Delehaye who questioned Secretary Davis on the dates the appeal was made, and the zoning determination was made by Kevin Durbin. Mrs. Davis stated the appeal was filed on July 22nd and the zoning determination was signed on March 8th. Mr. Delehaye stated that the appeal was filed too late, past the 60-day deadline. BOA member Benoit questioned if the community was notified. Delehaye stated no, because the determination was made that a rezoning was not required. There was a lengthy conversation on permissible uses in the code between Delehaye and Benoit. BOA Member Wilkinson called upon Mrs. Valerie Striggs, who then approached the podium to give her reasons for the appeal request and her concerns over the detention pond. Mrs. Gloria Williams also spoke on the appeal request and the detention pond. Mrs. Samantha Berkin, Quantix Attorney, and Lucian Welch, Quantix representative, approached the podium to explain the parish's required detention pond and the day-to-day operations of the truck wash. Member Wilkinson made a motion to open a public hearing during this time and requested that all conversations prior to the motion be placed on the record. Member Benoit 2nd that motion. There was a lengthy discussion regarding the 60-day time frame. Mrs. Davis informed the Chairman and Board that the public hearing was already open and currently everything was already on the record since the Chair opened the public hearing. Mrs. Berkin, Attorney, and Mr. Christopher Trish, VP of Operations for Quantix, approached the Board to discuss the 60-day time frame further. Member Benoit questioned when Quantix acquired the property. Mr. Trish stated he did not have a specific date but between 2020 and 2021. Member Benoit questioned if the previous use of the property was used for parking and transportation of trucks and trailers. Trish stated yes. Mrs. Williams approached the podium stating RJ's Trucking received a Special Use permit, Mrs. Davis informed her that the Special Use at that time was for RJ's trucking to have more than the 25-unit limit. Member Wilkinson stated he wanted to clarify the record and vote on his motion to open a public hearing. Mrs. Davis then explained again that the Public Hearing was opened by the Chairman prior to Mr. Delahaye's remarks. Member Wilkinson and Member Benoit again raised their motions to open the public hearing. Chairman Harrison

A motion was made by BOA Member Barry Wilkinson, seconded by BOA Member Natasha Benoit to Open the Public Hearing.

The vote was recorded as follows:

YEAS:5 (Grover Harrison, Barry Wilkinson, Steve Jones, Natasha Benoit, Prince Gray)

NAYS:0 (None)

ABSENT:1 James Hendrick

ABSTAIN:0 (None)

As a result of the votes, the motion Passed.

Raymond Brooks was recognized and voiced his concerns about the types of chemicals that would be washed out of the trucks. There was a discussion regarding fencing and the retention pond. Chairman Harrison called Mr. Kevin Durbin to the podium. Chairman Harrison questioned if there were any special use permits for this project and Durbin stated a special use was not required based on his analysis. Chairman questioned if there were any other light industrial near residential areas or is the first. Durbin stated he could not answer the question without looking at the zoning map or aerial. Durbin then stated that he recalled one other truck wash in the parish owned by Mr. Evan Cooper off of Highway 415, but he was unsure of the zoning. He is also sure that there are some other I-1 uses in the parish that are fairly close to residential districts or may have been present prior to zoning being adopted. Member Benoit questioned how he determined that this operation fell under I-1 with chemicals. Durbin explained that industrial is a spectrum from C-1.4 to I-3. You try to narrow that gap and find out exactly what box you're going to fit it in. There was a lengthy discussion of other zoning determinations, the process of determinations, industrial zones, and truck washes. Alan Crowe approached the podium to voice his concerns about the zoning determination. Berkin explained the transition from RJ's to Quantix and how they reached out to do their due diligence. Leonard Harrison approached the podium to voice his concerns about the truck wash and retention pond. Lucian was recognized and clarified the day-to-day operations of Quantix. There were discussions regarding the 100-foot buffer and building regulations required by the parish and the state. No additional public comments for or against said appeal were presented. No written protests opposing the appeal were received. The Chairman at this point declared the Public Hearing closed. Member Wilkinson made a motion to deny the appeal and was seconded by Member Jones. A substitute motion was made by Member Benoit and seconded by Member Gray to approve the appeal. Mr. Delehaye made the BOA Members aware that a concurring vote of four members of the board would be necessary to reverse any determination.

A substitute motion was made by BOA Member Natasha Benoit, seconded by BOA Member Prince Gray to approve **BOA File #2024-01:** Request: An appeal made by Valerie D. Striggs of 3942 S Mulatto Bend Road, Port Allen LA 70767. The appeal is for the Zoning Determination made by the Zoning Administrator in a letter dated, March 8, 2024, for the Quantix truck/tank wash facility located at 1737 HWY 190 W Port Allen,

Tuesday, August 20, 2024 Planning & Zoning Commission Minutes
LA 70767.

The vote was recorded as follows:

YEAS:3 (Grover Harrison, Natasha Benoit, Prince Gray)
NAYS:2 (Barry Wilkinson, Steve Jones)
ABSENT:1 James Hendrick
ABSTAIN:0 (None)

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

A motion was made by BOA Member Barry Wilkinson, seconded by BOA Member Steve Jones to deny **BOA File #2024-01**: Request: An appeal made by Valerie D. Striggs of 3942 S Mulatto Bend Road, Port Allen LA 70767. The appeal is for the Zoning Determination made by the Zoning Administrator in a letter dated, March 8, 2024, for the Quantix truck/tank wash facility located at 1737 HWY 190 W Port Allen, LA 70767.

The vote was recorded as follows:

YEAS:2 (Barry Wilkinson, Steve Jones)
NAYS:3 (Grover Harrison, Natasha Benoit, Prince Gray)
ABSENT:1 James Hendrick
ABSTAIN:0 (None)

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

8. **ADJOURN**

There being no further business, a motion to adjourn was made by Steve Jones and was adopted by acclamation at 07:19 PM.

Grover Harrison, Chairman

Mallorie Davis, Secretary