

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, November 5, 2024
5:30 PM**

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

ZONING

A Regular Meeting of the West Baton Rouge Parish Zoning Commission was held on Tuesday, November 5, 2024 and called to order at 06:22 PM.

1. CALL TO ORDER

A Regular Meeting of the West Baton Rouge Parish Zoning Commission was held on Tuesday, November 5, 2024 and called to order at 06:22 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

Chairman Plauche recognized Commissioner Jackson, who led everyone in an opening prayer followed by Commissioner Leblanc, who led everyone in the Pledge of Allegiance.

4. ROLL CALL

The following members were recorded as being present: Ray Rivet, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown, Peyton Gascon.

Absent: Mr. Russell Vallet, David Rodrigue

Also, present were, Mr. Brandon Bourgoyne, Public Works Director, Mrs. Mallorie Davis, Secretary.

5. APPROVE MINUTES OF PREVIOUS MEETING

A. Approval of Minutes from the regular meeting of October 15, 2024.

A motion was made by Council Member Justin Brown, seconded by Council Member Alfreda Jackson to approve Approval of Minutes from the regular meeting of October 15, 2024.

The vote was recorded as follows:

YEAS:6 (Ray Rivet, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown)
NAYS:0 (None)
ABSENT: 2 (Russell Vallet, David Rodrigue)
ABSTAIN:1 (Peyton Gascon)

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

6. CORRESPONDENCE:

7.

8. 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 Kerry LeBlanc. Regarding Property located at 5861 Andre Lane. Port Allen, La 70767. File #2024-15: Described by the WBR Assessor as: TRACT T-1 CONT 0.970 AC IN SEC 13 T6S R10E 6A-56. and TRACT T-2 CONT 10.35 AC. Rezoning From AG-1 (Agricultural Small Scale) and AG-3 (Agricultural Large Scale) to AG-2 (Agricultural Moderate Scale). Master Plan Change***
- The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.
- Mr. Brandon Bourgoyne was recognized, explained the request of Court Bradford for Kerry LeBlanc and the zoning requirements. 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 Gary Leblanc 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 Kerry LeBlanc. Regarding Property located at 5861 Andre Lane. Port Allen, La 70767. File #2024-15: Described by the WBR Assessor as: TRACT T-1 CONT 0.970 AC IN SEC 13 T6S R10E 6A-56 and TRACT T-2 CONT 10.35 AC. Rezoning From AG-1 (Agricultural Small Scale) and AG-3 (Agricultural Large Scale) to AG-2 (Agricultural Moderate Scale). Master Plan Change*

The vote was recorded as follows:

YEAS: 7 (Ray Rivet, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown, Peyton Gascon)

NAYS: 0 (None)

ABSENT: 2 (Russell Vallet, David Rodrigue)

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, And Section 111-78 (Special, Conditional Use Requirements And Procedures) For Rezoning Request Of Mullins PA, LLC. Located at 2421 Commercial Drive Port Allen, LA 70767. Described by the WBR Assessor as: TRACT F1-A1 CONT 3.00 AC & TRACT F1-A2-A CONT 1.647 AC IN SEC 93 T7S R12E. Rezoning From I-1 (Light Industrial) to I-1 (Light Industrial) With A Special Use Permit For Warehouse, Storage, and Distribution; Heavy.*

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized, explained the request made by Mr. Scott Guidry and the zoning analysis. Mr. Brian Aguillard, B.M Aguillard & Associates, LLC, representing Mullins approached the Commission for questions. Chairman Plauche questioned the amount of equipment of 250 units was originally stated in Bourgoyne's analysis, but the special use application stated 50–100 units. Mr. Bourgoyne stated that it was an oversight, and he did not agree with 250 units, but does agree with 50–100 units for this site. 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. Chairman Plauche questioned the tenant, Derick Brown -H&E Equipment, regarding yard lighting and dust control. Mr. Brown stated the lighting would face the yard only and the yard would be made out of a compact material that would be a solid surface, but if needed they would bring out water trucks to help. He also stated that most equipment would be rented out, and the yard units would be reduced the majority of the time.

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, And Section 111-78 (Special, Conditional Use Requirements And Procedures) For Rezoning Request Of Mullins PA, LLC. Located at 2421 Commercial Drive Port Allen, LA 70767. Described by the WBR Assessor as: TRACT F1-A1 CONT 3.00 AC & TRACT F1-A2-A CONT 1.647 AC IN SEC 93 T7S R12E. Rezoning From I-1 (Light Industrial) to I-1 (Light Industrial) With A Special Use Permit For Warehouse, Storage, and Distribution; Heavy.*

The vote was recorded as follows:

YEAS: 7 (Ray Rivet, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown, Peyton Gascon)

NAYS: 0 (None)

ABSENT: 2 (Russell Vallet, David Rodrigue)

ABSTAIN: 0 (None)

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

9. ADJOURN

A motion was made by Commissioner Gary Leblanc, seconded by Commissioner Ray Rivet, to adjourn the zoning meeting.

The vote was recorded as follows:

YEAS: 7 (Ray Rivet, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown, Peyton Gascon)

NAYS:0 (None)
ABSENT: 2 (Russell Vallet, David Rodrigue)
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, November 5, 2024, and called to order at 06:36 PM.

10. APPROVE MINUTES OF PREVIOUS MEETING

A. Approval of Minutes from the regular meeting of October 15, 2024.

A motion was made by Council Member Gary Leblanc, seconded by Council Member Ray Rivet, Approval of Minutes from the regular meeting of October 15, 2024.

The vote was recorded as follows:

YEAS:6 (Ray Rivet, Joycelyn Green, Todd Plauche, Alfreda Jackson, Gary Leblanc, Justin Brown)
NAYS:0 (None)
ABSENT:2 (Russell Vallet, David Rodrigue)
ABSTAIN:1 (Peyton Gascon)

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

11. CORRESPONDENCE

Mrs. Davis gave an update on the official parish journal since the closing of the Westside Journal. Chairman Plauche also proposed moving the BOA meetings to a different night, so the Planning and Zoning meetings can remain on time if the BOA runs over the allocated 30 minutes scheduled.

12. PUBLIC HEARINGS:

A. No items to consider.

13. OTHER BUSINESS:

A. Scheduled Public Hearings:

- Council Meeting - November 14, 2024, at 5:30 pm.
- P&Z -December 3, 2024, at 5:30 pm

14. ADJOURN

There being no further business, a motion to adjourn was made by Alfreda Jackson and was adopted by acclamation at 06:41 PM.

Todd Plauche, Chairman

Mallorie Davis, Secretary

ALL MEETING INFORMATION INCLUDING MINUTES AND VIDEOS CAN BE FOUND ON OUR WEBSITE WBRPARISH.ORG UNDER THE AGENDA AND MINUTES TAB.