

MINUTES
WEST BATON ROUGE PARISH COUNCIL
REGULAR MEETING
GOVERNMENT BUILDING
880 North Alexander Avenue, Port Allen
Thursday, October 24, 2024
5:30 PM

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

1. **CALL MEETING TO ORDER & REQUEST ALL ELECTRONIC DEVICES BE SILENCED**

A Regular Meeting of the West Baton Rouge Parish Council was held on Thursday, October 24, 2024 and called to order at 05:30 PM. Council Chairman Carey Denstel asked that all electronic devices be placed on silent.

2. **OPENING PRAYER**

Councilman Atley Walker Jr. led everyone in an opening prayer.

3. **PLEDGE OF ALLEGIANCE**

Chairman Denstel recognized students of The Christian Academy who led everyone in the Pledge of Allegiance.

4. **LOG ATTENDANCE**

The following members were recorded as being present: Mrs. Katherine Andre, Messrs. Kirk Allain, Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Gary Joseph.

Also, present were, Mr. Jason Manola, Parish President, Mr. Phillip Bourgoyne, Executive Assistant, Mr. Chance Stephens, Director of Finance, Mr. Brandon Bourgoyne, Director of Public Works, Ms. Kristen Canezaro, and Mrs. Michelle Tullier, Council Clerk.

5. **MINUTES APPROVAL**

A. **Approval of Minutes from the Regular Meeting of October 10, 2024.**

A motion was made by Council Member Kirk Allain, seconded by Council Member Alan Crowe to approve Minutes from the Regular Meeting of October 10, 2024.

The vote was recorded as follows:

YEAS: 9 (Kirk Allain, Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)

NAYS: 0 (None)

ABSENT: 0 (None)

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

6. **CONSIDER ANY AMENDMENTS TO THE AGENDA**

There were no items to consider at this time.

7. **PARISH PRESIDENT’S REPORT**

Parish President Jason Manola was recognized and covered the following items:
Red Ribbon Week Proclamation, recognized The Christian Academy of Louisiana;
Upcoming Parish Presidents Meeting to talk about tax reform;
Republic Cart pickup update.

Mr. Brandon Bourgoyne gave a brief 415 connector update.

8. **PUBLIC COMMENTS**

There were no comments at this time.

9. **COMMUNICATIONS WITH COUNCIL MEMBERS AND/OR ELECTED OR APPOINTED OFFICIALS**

Mr. Phillip Bourgoyne, was recognized and noted that the last road, Gremillion Rd., on the overlay program is being worked on, and noted that the signage for Lukeville has been installed.
Councilman Atley Walker gave a brief overview of the location where the aforementioned signs are now located and thanked everyone who helped in this process.

10. **PUBLIC HEARING ON PREVIOUSLY INTRODUCED ORDINANCES**

A. An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“UNIFIED DEVELOPMENT CODE”) Chapter 105 (“Subdivisions”), Article I (“In General”) Section 105-7 (“Minor Subdivisions”), and Chapter 106 (“Site Planning”), Article V (“Yard/Setback. Open Space and Common Area Requirements”) Section 106-123 (“R-M Site Development Regulations”) To Provide For Clarification On Minor Subdivision Regulations

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.

Mr. Brandon Bourgoyne was recognized and explained the aforementioned ordinance came from the Zoning Review Board to put a few more regulations on Minor Subdivisions. Mr. Bourgoyne noted that this was recommended for approval by the Planning and Zoning Commission.

No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Council Chairman at this point declared the Public Hearing closed.

A motion was made by Council Member Kirk Allain, seconded by Council Member Brady Hotard to approve An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“UNIFIED DEVELOPMENT CODE”) Chapter 105 (“Subdivisions”), Article I (“In General”) Section 105-7 (“Minor Subdivisions”), and Chapter 106 (“Site Planning”), Article V (“Yard/Setback. Open Space and Common Area Requirements”) Section 106-123 (“R-M Site Development Regulations”) To Provide For Clarification On Minor Subdivision Regulations

The vote was recorded as follows:

YEAS: 9 (Kirk Allain, Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)

NAYS: 0 (None)

ABSENT: 0 (None)

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

Ordinance 34 of 2024 can be found at the end of these minutes.

B. An Ordinance To Amend And Reenact Part III (“Unified Development Code”), Chapter 101 (“General Provisions”), Section 101-1 (“Definitions”) Of The West Baton Rouge Parish Code Of Ordinances To Provide Clarification On Land Use And Subdivision Definitions

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.

Mr. Bourgoyne was again recognized and explained the reason for the aforementioned ordinance, which also came from the Zoning Review Board, noting the Planning and Zoning Commission recommended approval of the aforementioned ordinance.

No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Council Chairman at this point declared the Public Hearing closed.

A motion was made by Council Member Kirk Allain, seconded by Council Member Alan Crowe to approve An Ordinance To Amend And Reenact Part III (“Unified Development Code”), Chapter 101 (“General Provisions”), Section 101-1 (“Definitions”) Of The West Baton Rouge Parish Code Of Ordinances To Provide Clarification On Land Use And Subdivision Definitions.

The vote was recorded as follows:

YEAS: 9 (Kirk Allain, Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)

NAYS: 0 (None)

ABSENT: 0 (None)

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

Ordinance 35 of 2024 can be found at the end of these minutes.

C. An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 106 (“Site Planning”), Article V (“Yard/Setback, Open Space And Common Area Requirements”), Section 106-124 And 125 (“Commercial Site Development

Regulations”), And Sections 106-126 Thru 106-128 (Industrial Site Development Regulations) To Clarify Where Buffers Are Needed.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.

Mr. Bourgoyne was again recognized and explained this item came from the Zoning Review Board and was recommended for approval by the Planning and Zoning Commission.

No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Council Chairman at this point declared the Public Hearing closed.

A motion was made by Council Member Alan Crowe, seconded by Council Member Atley Walker to approve An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 106 (“Site Planning”), Article V (“Yard/Setback, Open Space And Common Area Requirements”), Section 106-124 And 125 (“Commercial Site Development Regulations”), And Sections 106-126 Thru 106-128 (Industrial Site Development Regulations) To Clarify Where Buffers Are Needed.

The vote was recorded as follows:

YEAS: 9 (Kirk Allain, Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)

NAYS: 0 (None)

ABSENT: 0 (None)

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

Ordinance 36 of 2024 can be found at the end of these minutes.

11. INTRODUCTIONS

Mrs. Tullier, Council Clerk read by title the below proposed ordinance/s being introduced and publicized by title, and considered for adoption following a public hearing as specified below, at 5:30 pm in the Council Chambers, located at 880 North Alexander Avenue, Port Allen, La.:

- A. Notice is hereby given in accordance with Section 19.1 of Title 42 of the Louisiana Revised Statutes of 1950, as amended, that the Parish Council, acting as the governing authority, of the Parish of West Baton Rouge, State of Louisiana (the "**Parish**") at its regularly scheduled meeting on November 14, 2024 at its regular meeting place, West Baton Rouge Governmental Building, 880 N Alexander Avenue, Port Allen, Louisiana, at 5:30 p.m., will discuss and consider adopting a resolution ordering and calling an election to authorize the renewal of two ad valorem taxes, which will be used for the purposes of: (i) maintenance, operation and capital expenditures necessary for the drainage works within and for the Parish, and (ii) maintenance, operation and capital expenditures necessary for the West Baton Rouge Parish Library and its branches.
- B. An Ordinance Adopting the 2024 Council Amendments to the Lighting/General Outlay Fund Expenses for the Fiscal Year beginning January 1, 2024 and ending December 31, 2024. Public Hearing Date: November 14, 2024
- C. An Ordinance Adopting the 2024 Council Amendments to the Central Communications Fund Expenses for the Fiscal Year beginning January 1, 2024 and ending December 31, 2024. Public Hearing Date: November 14, 2024

12. CONSIDER STATUS REPORT, CHANGE ORDER AND/OR OTHER MATTERS AS REQUIRED ON CURRENT PROJECTS

There were no items to consider at this time.

13. RESOLUTIONS

- A. **A Resolution Authorizing The Parish President, Director Department Of Finance And Council Clerk To Sign The Louisiana Compliance Questionnaire For Audit Engagement With Hawthorn, Waymouth And Carroll, LLC., On Behalf Of West Baton Rouge Parish Council And Fire Protection District No. 1, For The Period January 1, 2024-December 31, 2024 As Prepared By The Director Department Of Finance.**

Mr. Chance Stephens was recognized and explained this was a yearly approval needed to start the auditing process.

A motion was made by Council Member Alan Crowe, seconded by Council Member

Kirk Allain to approve A Resolution Authorizing The Parish President, Director Department Of Finance And Council Clerk To Sign The Louisiana Compliance Questionnaire For Audit Engagement With Hawthorn, Waymouth And Carroll, LLC., On Behalf Of West Baton Rouge Parish Council And Fire Protection District No. 1, For The Period January 1, 2024- December 31, 2024 As Prepared By The Director Department Of Finance.

The vote was recorded as follows:

YEAS: 9 (Kirk Allain, Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)
NAYS: 0 (None)
ABSENT: 0 (None)
ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

Resolution 25 of 2024 can be found at the end of these minutes.

B. A Resolution authorizing the Parish President, Director of Utilities, and Director of Finance to sign the Louisiana Compliance Questionnaire for Audit Engagement for Ericksen Krentel, LLP. On behalf of the West Baton Rouge Parish Natural Gas & Water Systems for the period January 1, 2024– December 31, 2024

Mr. Stephens was again recognized and explained this was a yearly approval needed for the auditing process to start.

A motion was made by Council Member Daryl "Turf" Babin, seconded by Council Member Katherine Andre to approve A Resolution authorizing the Parish President, Director of Utilities, and Director of Finance to sign the Louisiana Compliance Questionnaire for Audit Engagement for Ericksen Krentel, LLP. On behalf of the West Baton Rouge Parish Natural Gas & Water Systems for the period January 1, 2024– December 31, 2024.

The vote was recorded as follows:

YEAS: 9 (Kirk Allain, Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)
NAYS: 0 (None)
ABSENT: 0 (None)
ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

Resolution 26 of 2024 can be found at the end of these minutes.

14. CONSIDER SUBDIVISION PLATS, CONDEMNATIONS, WAIVERS AND MATTERS RELATED THERETO

A. Consider Ratification of Condemnation for Derelict structure located at 2217 Rosedale Rd. Port Allen, La 70767 as described by the WBR Assessor: LOT 11-D CONT 5.121 AC IN SECS 65 & 91 T7S R12E SQ 11 BURBRIDGE TRACT 52-31

The Chairman explained this item would need to be tabled to the next meeting as it has not yet met the publication requirements.

A motion was made by Council Member Kirk Allain, seconded by Council Member Gary Joseph to table to the next meeting Consider Ratification of Condemnation for Derelict structure located at 2217 Rosedale Rd. Port Allen, La 70767 as described by the WBR Assessor: LOT 11-D CONT 5.121 AC IN SECS 65 & 91 T7S R12E SQ 11 BURBRIDGE TRACT 52-31.

The vote was recorded as follows:

YEAS: 9 (Kirk Allain, Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)
NAYS: 0 (None)
ABSENT: 0 (None)
ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

15. CORRESPONDENCE REPORT

Correspondence Report from Council Clerk, Mrs. Michelle Tullier included the following items:

- Household Hazardous Materials Collection Day this Saturday, October 26, 2024, at

- Alexander Park in Brusly from 8am to 12 noon;
- Early voting going through Tuesday, Oct. 29, from 8:30 am until 6:00 pm. Except Sundays
 - Board of Adjustment Meeting Tuesday, November 5, 2024, at 5:00pm;
 - Planning & Zoning Meeting Tuesday, November 5, 2024, at 5:30pm;
 - Next Council Meeting is Thursday, November 14, 2024, at 5:30pm;
 - Budget Hearings Tuesday, Oct. 29 and Wednesday, Oct. 30, 2024.

16. **ADJOURN**

There being no further business, a motion to adjourn was made by Council Member Brady Hotard and was adopted by acclamation at 05:57 PM.


Carey Denstel, Chairman


Michelle Z. Tullier, Council Clerk

Proclamation

WHEREAS, Alcohol and drug abuse in this Nation have reached epidemic stages; and

WHEREAS, It is imperative that visible, unified prevention education efforts by community members be launched to eliminate the demand for drugs; and

WHEREAS, The National Red Ribbon Campaign offers citizens the opportunity to demonstrate their commitment to drug-free lifestyles (no use of illegal drugs, no illegal use of legal drugs); and

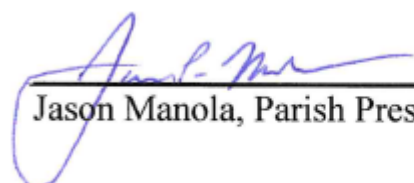
WHEREAS, The National Red Ribbon Campaign will be celebrated in every community in America during Red Ribbon Week, October 23-31; and

WHEREAS, business, Government, parents, law enforcement, media, medical institutions, religious institutions, schools, senior citizens, service organizations, and youth will demonstrate their commitment to healthy, drug-free lifestyles by wearing and displaying red ribbons during this week-long campaign; and

WHEREAS, the community of West Baton Rouge Parish further supports the Red Ribbon Campaign;

NOW, THEREFORE, BE IT RESOLVED, I, Jason P. Manola, Parish President do hereby proclaim October 23-31, as RED RIBBON WEEK, and encourages its citizens to participate in drug prevention education activities, not only during Red Ribbon Week, but all year long, making a visible statement that we are strongly committed to a drug-free Parish.

In Witness Whereof, I have hereunto set my hand officially and caused to be affixed the Great Seal of the Parish of West Baton Rouge, in the City of Port Allen, Louisiana, on this 22nd Day of October, 2024.


Jason Manola, Parish President

ORDINANCE 34 OF 2024

As Introduced by the West Baton Rouge Parish Council

An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“UNIFIED DEVELOPMENT CODE”) Chapter 105 (“Subdivisions”), Article I (“In General”) Section 105-7 (“Minor Subdivisions”), and Chapter 106 (“Site Planning”), Article V (“Yard/Setback. Open Space and Common Area Requirements”) Section 106-123 (“R-M Site Development Regulations”) To Provide For Clarification On Minor Subdivision Regulations

WHEREAS, one of the primary functions of local governments is to protect the health, safety and welfare of its people; **AND**

WHEREAS, in exercising its role to carry-out the above, the West Baton Rouge Parish Council utilizes its police powers under the Constitution and laws of the State of Louisiana; **AND**

WHEREAS, such exercise of police power involves from time-to-time creating or amending local development (and other) laws in order to protect the public; **AND**

WHEREAS, one exercise of said police power involves the establishment and preservation of servitudes for the purposes of drainage; **AND**

WHEREAS, the Council finds that minor subdivisions are being increasingly utilized; **AND**

WHEREAS, the Council feels that the minor subdivision regulations need to be updated due to increasing interest in this type of development.

NOW, THEREFORE, BE IT ORDAINED that the West Baton Rouge Parish Code of Ordinances, Part III (“UNIFIED DEVELOPMENT CODE”) Chapter 106 (“Site Planning”), Article V (“Yard/Setback. Open Space and Common Area Requirements”) Section 106-123 (“R-M Site Development Regulations”) be amended and readopted to read as follows:

(NOTE: underlined words are additions and strikethrough words are deletions. Three asterisks - * * * indicate sections of the code skipped for brevity of this ordinance. Such sections are to be retained by the code editors.):

PART III – UNIFIED DEVELOPMENT CODE

* * *

CHAPTER 106- SITE PLANNING

* * *

ARTICLE V - YARD/SETBACK. OPEN SPACE AND COMMON AREA REQUIREMENTS

Sec. 106-123. – R-M Site Development Regulations

Each development site in the R-M minor subdivision residential zoning district shall also be subject to the development regulations contained in the parish subdivision regulations ordinance, [section 105-6](#).

- (1) Minimum lot area (except for legal nonconforming lots as provided): 22,500 square feet.
- (2) Minimum lot width: ~~To be determined administratively.~~ 100 ft
- (3) Minimum lot depth: ~~To be determined administratively.~~ 150 ft
- (4) Minimum yard setback requirements.
 - a. Front yards and yards adjacent to private servitudes of access: 25 feet.
 - b. All other yards: Ten feet.

Sec. 105-7. - Minor subdivisions.

* * *

All minor subdivision roads, with the apron described in this paragraph, shall begin or originate from the edge of a public road. Minor subdivisions shall not connect to any other subdivision of property. Minor subdivisions shall be standalone subdivisions.

* * *

THEREFORE, BE IT FURTHER ORDAINED by the West Baton Rouge Parish Council that this ordinance shall become effective pursuant to Section 2-12 (C) of the Home Rule Charter.

BE IT RESOLVED by the West Baton Rouge Parish Council, that all other ordinances or parts of ordinances in conflict herewith are hereby repealed in their entirety.

THEREFORE BE IT FURTHER RESOLVED by the Parish Council of the Parish of West Baton Rouge, Louisiana, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications of this ordinance are hereby declared severable.

THE FOREGOING ORDINANCE AFTER HAVING BEEN SUBMITTED TO A PUBLIC HEARING WAS CONSIDERED, AND UPON MOTION BY COUNCIL MEMBER KIRK ALLAIN, WHICH WAS SECONDED BY COUNCIL MEMBER BRADY HOTARD. THE ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: 9 (MRS. ANDRE, MESSRS. ALLAIN, HOTARD, WALKER, BABIN, DENSTEL, CROWE, GORDON, JOSEPH)

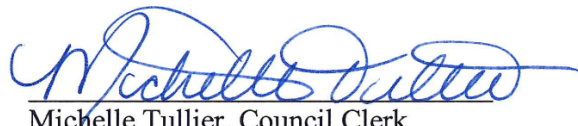
NAYS: 0 (NONE)

ABSENT: 0 (NONE)

ABSTAIN: 0 (NONE)

WHEREUPON the ordinance was declared adopted on the **24th Day of October, 2024.**

ATTEST:


Michelle Tullier, Council Clerk

ORDINANCE 35 OF 2024

As Introduced by the West Baton Rouge Parish Council
At the Regular Meeting of September 12, 2024
And Adopted on October 24, 2024

An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 106 (“Site Planning”), Article V (“Yard/Setback, Open Space And Common Area Requirements”), Section 106-124 And 125 (“Commercial Site Development Regulations”), And Sections 106-126 Thru 106-128 (Industrial Site Development Regulations) To Clarify Where Buffers Are Needed.

WHEREAS, one of the primary functions of local governments is to protect the health, safety and welfare of its people; **AND**

WHEREAS, in exercising its role to carry-out the above, the West Baton Rouge Parish Council utilizes its police powers under the Constitution and laws of the State of Louisiana; **AND**

WHEREAS, such exercise of police power involves from time-to-time creating or amending local development laws in order to protect the public; **AND**

WHEREAS, zoning district buffers are one method utilized by the West Baton Rouge Parish Council to provide appropriate protections to neighboring property owners; **AND**

WHEREAS, the West Baton Rouge Parish Council is seeking to make the buffers in C-1.4, I-1, I-2 and I-3 more consistent with other, similar buffers found in the Parish’s Unified Development Code;

NOW, THEREFORE, BE IT ORDAINED that the West Baton Rouge Parish Code of Ordinances, Part III (“Unified Development Code”), Chapter 106 (“Site Planning”), Article V (“Yard/Setback, Open Space and Common Area Requirements”), Section 106-124 (“Commercial site development regulations”), Subsection D (“C-1.4, industrial-transitional commercial district”), Section 106-125 (“C-2 site development regulations”) and Sections 106-126 thru 106-128 (Industrial site development regulations) be amended and readopted to read as follows:

(NOTE: underlined words are additions and strikethrough words are deletions. Three asterisks - * * * indicate sections of the code skipped for brevity of this ordinance. Such sections are to be retained by the code editors.):

PART III – UNIFIED DEVELOPMENT CODE

* * *

CHAPTER 106

SITE PLANNING

* * *

ARTICLE V. YARD/SETBACK, OPEN SPACE AND COMMON AREA REQUIREMENTS

* * *

Section 106-124. – Commercial site development regulations.

(a) C-1.1. Neighborhood-Scaled Commercial District Site Development Regulations:

(1) Site development regulations. Each development site in the C-1.1 commercial district shall also be subject to the development regulations contained in the parish subdivision regulations.

Minimum lot area	No smaller than the smallest of the adjacent residential district <u>or zone</u> (s).
Minimum lot width	No smaller than the smallest of the adjacent residential district <u>or zone</u> (s).
Minimum lot depth	No smaller than the smallest of the adjacent residential district <u>or zone</u> (s).

* * *

(b) C-1.2, Community-Scaled Commercial District Site Development Regulations:

* * *

Interior side or rear yard:	
Adjacent to residential districts <u>or zones</u>	20 feet
Adjacent to other districts <u>or zones</u>	10 feet

* * *

- b. Special requirements adjacent to residential districts or zones:
- i. Buffer requirements. A minimum eight-foot wooden or vinyl fence with a maximum one-quarter-inch gap between slats, permanently maintained, shall be required in the 20-foot required setback adjacent to all residential districts or zones. All outdoor lighting must be directed toward the commercial property, be shielded from and shall not adversely impact any adjacent use or traffic.

* * *

(c) C-1.3, Regional-Scaled Commercial District:

* * *

Interior side or rear yard:

Adjacent to residential districts or zones20 feet

Adjacent to other districts or zones10 feet

* * *

- b. Special requirements adjacent to residential districts:
- i. *Buffer requirements.* A minimum eight-foot wooden or vinyl fence with a maximum one-quarter-inch gap between slats, permanently maintained, shall be required in the 20-foot required setback adjacent to all residential districts or zones. All outdoor lighting must be directed toward the commercial property, be shielded from and shall not adversely impact any adjacent use or traffic.

* * *

- iii. *Hours of operation and noise.* If night activities are conducted by the on-site use, such activities shall not interfere with the peace of any adjacent residential district or zone or on-site residential use.

(d) C-1.4, industrial-transitional commercial district.

* * *

Interior side or rear yard:

Adjacent to residential, POS-C-RV, PF, or agricultural districts or zones30 feet

Adjacent to other districts or zones10 feet

(3) Special criteria

* * *

- b. Special requirements adjacent to residential districts or zones:
- i. *Buffer requirements:* A minimum eight-foot wooden fence with maximum one-quarter-inch gap between slats, permanently maintained, shall be required in the 30-foot required setback adjacent to all residential districts or zones. All outdoor lighting must be directed toward the commercial property, be shielded from and shall not adversely impact any adjacent use or traffic.

* * *

- iii. *Hours of operation and noise.* If night activities are conducted by the on-site use, such activities shall not interfere with the peace of any adjacent residential district/zone or on-site residential use.

* * *

Section 106-126. – I-1 site development regulations.

- (a) *Site development regulations in I-1 districts.* Each development site in the I-1 light industrial district shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this chapter or any other laws of the parish, state or federal government.

Minimum lot area	25,000 square feet
Minimum lot area when abutting residential, POS-C-RV, PF or agricultural districts	2 acres
Minimum lot area when abutting commercial and/or industrial districts	1.5 acres
Minimum lot width	125 feet
Minimum lot depth	200 feet
Minimum yard setback requirements:	
Front yard	30 feet
Street side or rear yard	10 feet
Interior side or rear yard:	

Adjacent to residential, POS-C-RV, AG-1, AG-2 or PF districts <u>or zones</u>	100 feet
Adjacent to C-1.1, C-1.2, or C-1.3 districts <u>or zones</u>	75 feet
Adjacent to C-1.4 or AG-3 districts <u>or zones</u>	30 feet
Adjacent to other districts <u>or zones</u>	10 feet

(b) *Special criteria*

* * *

- (2) Special requirements adjacent to residential districts or zones:
- a. Buffer requirements: A minimum eight-foot tall chain-link fence with a minimum seventy percent (70%) opaque windscreen, permanently maintained, shall be required in the 100-foot required setback adjacent to all residential districts or zones. All outdoor lighting must be directed toward the I-1 property, be shielded from and shall not adversely impact any adjacent use or traffic.

* * *

Section 106-127. – I-2 site development regulations.

- (a) *Site development regulations in I-2 districts.* Each development site in the I-2 moderate industrial district shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this article or any other laws of the parish, state or federal government.

Minimum lot area	5.0 acres
Minimum lot area when abutting C-1.4 or other industrial districts	3.0 acres
Minimum lot width	200 feet
Minimum lot depth	200 feet
Minimum yard setback requirements:	
Front yard	50 feet
Street side or rear yard	20 feet
Interior side or rear yard:	
Adjacent to residential, POS-C-RV, PF, or agricultural districts <u>or zones</u>	200 feet
Adjacent to C-1.1, C-1.2, or C-1.3 districts <u>or zones</u>	150 feet
Adjacent to C-1.4 districts <u>or zones</u>	100 feet
Adjacent to other districts <u>or zones</u>	10 feet

(b) *Special criteria*

* * *

- (2) Special requirements adjacent to residential districts or zones:
- a. Buffer requirements: A minimum eight-foot tall chain-link fence with a minimum seventy percent (70%) opaque windscreen, permanently maintained, shall be required in the 200-foot required setback adjacent to all residential districts or zones. All outdoor lighting must be directed toward the I-2 property, be shielded from and shall not adversely impact any adjacent use or traffic.

* * *

Section 106-128. – I-3 site development regulations.

- (a) *Site development regulations in I-3 districts.* Each development site in the I-3 heavy industrial district shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this article or any other laws of the parish, state or federal government.

Minimum lot area	40.0 acres
Minimum lot area when abutting industrial districts	5.0 acres
Minimum lot width	600 feet

Minimum lot depth	1,000 feet
Minimum yard setback requirements:	
Front yard	100 feet
Front yard when abutting industrial districts	50 feet
Street side or rear yard	50 feet
Interior side or rear yard:	
Adjacent to residential, POS-C-RV, AG-1, AG-2 or PF districts or zones	500 feet
Adjacent to C-1.1, C-1.2, C-1.3, or AG-3 districts	350 feet
Adjacent to C-1.4 districts or zones	250 feet
Adjacent to I-1 districts or zones	30 feet
Adjacent to I-2 or I-3 districts or zones	20 feet

(b) *Special district criteria.*

* * *

- (2) Special requirements adjacent to residential districts or zones:
- a. Buffer requirements: A minimum eight-foot tall chain-link fence with a minimum seventy percent (70%) opaque windscreen, permanently maintained, shall be required in the 500-foot required setback adjacent to all residential districts or zones. All outdoor lighting must be directed toward the I-3 property, be shielded from and shall not adversely impact any adjacent use or traffic.

* * *

BE IT FURTHER ORDAINED by the West Baton Rouge Parish Council that this ordinance shall become effective upon the signature of the Parish President.

THEREFORE BE IT FURTHER RESOLVED by the West Baton Rouge Parish Council, that all other ordinances or parts of ordinances in conflict herewith are hereby repealed in their entirety.

NOW THEREFORE BE IT FURTHER RESOLVED by the Parish Council of the Parish of West Baton Rouge, Louisiana, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications of this ordinance are hereby declared severable.

THE FOREGOING ORDINANCE AFTER HAVING BEEN SUBMITTED TO A PUBLIC HEARING WAS CONSIDERED, AND UPON MOTION BY COUNCIL MEMBER KIRK ALLAIN, WHICH WAS SECONDED BY COUNCIL MEMBER ALAN CROWE, THE ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: 9 (MRS. ANDRE, MESSRS. ALLAIN, CROWE, BABIN, WALKER, DENSTEL, HOTARD, GORDON, JOSEPH)

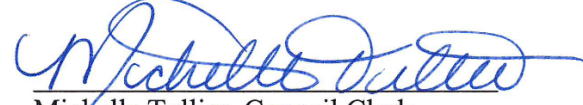
NAYS: 0 (NONE)

ABSENT: 0 (NONE)

ABSTAIN: 0 (NONE)

WHEREUPON the ordinance was declared adopted on the **24th Day of October, 2024.**

ATTEST:


Michelle Tullier, Council Clerk

An Ordinance To Amend And Reenact Part III (“Unified Development Code”), Chapter 101 (“General Provisions”), Section 101-1 (“Definitions”) Of The West Baton Rouge Parish Code Of Ordinances To Provide Clarification On Land Use And Subdivision Definitions

WHEREAS the Unified Development Code (“Part III”) of the West Baton Rouge Parish Government contains regulations for the types of uses permitted for variously zoned properties **AND**

WHEREAS said requirements have been reasonably successful in balancing the development rights of neighbors **AND**

WHEREAS said requirements have been authorized by the Louisiana Revised Statutes and by the West Baton Rouge Parish Home Rule Charter **AND**

WHEREAS said requirements are exercised with the intention of protecting the health, safety and welfare of the Parish’s citizens and businesses **THEREFORE**

BE IT ORDAINED BY THIS COUNCIL that Part III (“Unified Development Code”), Chapter 101 (“General Provisions”), Section 101-1 (“Definitions”) of the West Baton Rouge Parish Code of Ordinances be amended and readopted to read as follows (NOTE: underlined words are additions and strikethrough words are deletions. Three asterisks - * * * - indicate sections of the code skipped for brevity of this ordinance. Such sections are to be retained by the code editors.):

PART III – UNIFIED DEVELOPMENT CODE

CHAPTER 101

GENERAL PROVISIONS

Section 101-1. Definitions

* * *

(c) General definitions. The following words, terms and phrases, when used in this unified development code, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

* * *

~~Buffer zone means a strip of land identified on a site plan and required by this unified development code to protect one type of land use from another land use which is incompatible.~~

* * *

Residential district means any area of land that contains one or more living units within a 500-foot radius from a point of inquiry. ~~provided that the living unit is occupied at the time of inquiry.~~

* * *

Buffer zone means a strip of land identified on a site plan and required by this unified development code to protect one type of land use from another land use which is incompatible. Buffer zones are units of land, together with a specified type and amount of planting and fencing which may be required between land uses to minimize conflicts between them.

Buffer Zone Standards for Commercial and Industrial Development.

- a) Specifications: A buffer zone is the outer portion of a lot extending to the boundary line. Only landscaping, greenery, fencing, employee passenger vehicle parking and detention ponds are allowed in designated buffer zones with a minimum setback as specified by the zone, under “minimum yard setback requirements”.

* * *

Street, cross, side or stub, means a street right-of-way or improvement which terminates abruptly without the provision for vehicular turn- around. Such streets usually terminate at the boundary of a development and is expected to continue to and through adjacent property in its subsequent future development. These

streets shall not to be used for main access to any subdivision of property unless it is a continuation (phase) of the existing development.

* * *

BE IT FURTHER ORDAINED by the Parish Council of the Parish of West Baton Rouge, Louisiana, that this ordinance shall become effective pursuant to Section 2-12 (C) of the Home Rule Charter.

NOW THEREFORE BE IT FURTHER ORDAINED by the West Baton Rouge Parish Council that all other ordinances or parts of ordinances in conflict herewith are hereby repealed in their entirety

NOW THEREFORE BE IT FURTHER ORDAINED by the Parish Council of the Parish of West Baton Rouge, Louisiana, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or application of this ordinance which can be given effect without the invalid provisions, items or applications of this ordinance are hereby declared severable.

THE FOREGOING ORDINANCE AFTER HAVING BEEN SUBMITTED TO A PUBLIC HEARING WAS CONSIDERED, AND UPON MOTION BY COUNCIL MEMBER ALAN CROWE, WHICH WAS SECONDED BY COUNCIL MEMBER ATLEY WALKER, THE ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: 9 (MRS. ANDRE, MESSRS. CROWE, WALKER, ALLAIN, BABIN, DENSTEL, HOTARD, GORDON, JOSEPH)

NAYS: 0 (NONE)

ABSENT: 0 (NONE)

ABSTAIN: 0 (NONE)

WHEREUPON the ordinance was declared adopted on the **24th Day of October, 2024.**

ATTEST:


Michelle Tullier, Council Clerk

RESOLUTION 25 OF 2024

A Resolution Authorizing The Parish President, Director- Department Of Finance And Council Clerk To Sign The Louisiana Compliance Questionnaire For Audit Engagement With Hawthorn, Waymouth And Carroll, LLC., On Behalf Of West Baton Rouge Parish Council And Fire Protection District No. 1, For The Period January 1, 2024 - December 31, 2024 As Prepared By The Director- Department Of Finance

WHEREAS, as mandated by State Law the West Baton Rouge Parish Council completed the compliance questionnaire for audit engagements as a required part of a financial audit of Louisiana governmental units and quasi-public entities.

NOW THEREFORE BE IT RESOLVED that the West Baton Rouge Parish Council does hereby authorize the Parish President, Director-Department of Finance and Council Clerk to sign the Louisiana Compliance Questionnaire for Audit Engagement for the period January 1, 2024-December 31, 2024 as prepared by the Director-Department of Finance.

The Foregoing Resolution Was Considered, And After Public Discussion, A Motion To Approve Was Made By Council Member Alan Crowe, Which Was Seconded By Council Member Kirk Allain.

The resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: 9 (Mrs. Andre, Messrs. Crowe, Allain, Babin, Walker, Denstel, Hotard, Gordon,

Joseph)

NAYS: 0 (None)

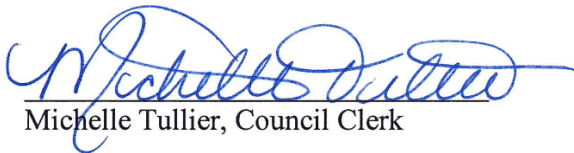
ABSENT: 0 (None)

ABSTAIN: 0 (None)

AND the resolution was declared adopted on this **24th Day of October, 2024.**

CERTIFICATE

I, Michelle Tullier, Council Clerk of the West Baton Rouge Parish Council do hereby certify that the above and foregoing is true and correct copy of a resolution adopted by said body at its Regular Meeting of October 24, 2024 at which meeting a majority of the members were present and voting.



Michelle Tullier, Council Clerk

RESOLUTION 26 OF 2024

A Resolution authorizing the Parish President, Director of Utilities, and Director of Finance to sign the Louisiana Compliance Questionnaire for Audit Engagement for Ericksen Krentel, LLP. On behalf of the West Baton Rouge Parish Natural Gas & Water Systems for the period January 1, 2024– December 31, 2024

WHEREAS, as mandated by State Law the West Baton Rouge Parish Council completed the compliance questionnaire for audit engagements as a required part of a financial audit of Louisiana governmental units and quasi-public entities.

NOW THEREFORE BE IT RESOLVED that the West Baton Rouge Parish Council does hereby authorize the Parish President, Director of Utilities, and Director of Finance to sign the Louisiana Compliance Questionnaire for Audit Engagement for the period January 1, 2024 – December 31, 2024.

The Foregoing Resolution Was Considered, And, After Public Discussion, A Motion to Approve Was Made by Council Member Daryl “Turf” Babin, Which Was Seconded By Council Member Katherine Andre.

The resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: 9 (Mrs. Andre. Messrs. Babin, Allain, Walker, Denstel, Crowe, Hotard, Gordon, Joseph)

NAYS: 0 (None)

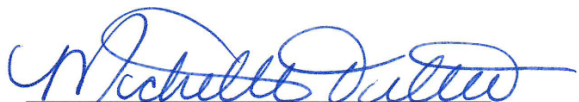
ABSENT: 0 (None)

ABSTAIN: 0 (None)

AND the resolution was declared adopted on this **24th DAY OF OCTOBER, 2024.**

CERTIFICATE

I, Michelle Tullier, Council Clerk of the West Baton Rouge Parish Council do hereby certify that the above and foregoing is true and correct copy of a resolution adopted by said body at its Regular Meeting of October 24, 2024 at which meeting a majority of the members were present and voting.



Michelle Tullier, Council Clerk

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