

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, February 18, 2025
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, February 18, 2025 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. **OPENING PRAYER AND PLEDGE OF ALLEGIANCE**
Commissioner Green led everyone in an opening prayer, followed by the Pledge of Allegiance led by Brandon Bourgoyne.
4. **ROLL CALL**
The following members were recorded as being present: Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Justin Brown, David Rodrigue, Peyton Gascon.

Absent: Mr. Gary Leblanc

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 January 7, 2025.**
A motion was made by Commissioner Justin Brown, seconded by Commissioner Ray Rivet to approve minutes from the regular meeting of January 7, 2025.

The vote was recorded as follows:

YEAS:8 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Justin Brown, David Rodrigue, Peyton Gascon)
NAYS:0 (None)
ABSENT:1 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 David Lefaux, Bayou Fabricated Products. Regarding Property located at 2052 DiBenedetto Lane. Port Allen, La 70767. File #2024-17: Described by the WBR Assessor as: 3.964 AC SEC 43 T6S R12E 43B-15. Rezoning 3.964 acres from C-1.2 (Community Scaled Commercial) to I-2 (Moderate Industrial) with waivers for Industrial, moderate.**
The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.
Mr. Bourgoyne was recognized and gave a briefing of his analysis and zoning determination of the property and operations of the company. The Chairman then recognized Mr. David Lefaux, who described his expansion and the reason for the rezoning request. 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. Commissioners discussed his business operations and zoning buffers.

Commissioner Brown pointed out that the company was in non-compliance in 2008 when the media blasting began.

A motion was made by Commissioner Justin Brown, seconded by Commissioner Alfreda Jackson to **recommend denial based on waivers being unreasonable to accommodate the buffers and setbacks adjacent to residential districts** of 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 David Lefeaux, Bayou Fabricated Products. Regarding Property located at 2052 DiBenedetto Lane. Port Allen, La 70767. File #2024-17: Described by the WBR Assessor as: 3.964 AC SEC 43 T6S R12E 43B-15. Rezoning 3.964 acres from C-1.2 (Community Scaled Commercial) to I-2 (Moderate Industrial) with waivers for Industrial, moderate. .

The vote was recorded as follows:

YEAS: 7 (Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Justin Brown, David Rodrigue, Peyton Gascon)
NAYS: 1 (Ray Rivet)
ABSENT: 1 (Gary Leblanc)
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 For Rezoning Request Of Tara Tilton McCartney/Hunter Munson. Regarding Property located at Parcel#044300000600 Port Allen, La 70767. File #2024-18: Described by the WBR Assessor as: 293.69 AC M/L (BELLE VALE) IN SEC 31 & 32 T6S R12E & SEC 44 & 45 T7S R12E 43-6. Rezoning 5 +/- acres from C-1.3 (Regional Scaled Commercial)/ AG-3 (Agricultural Full Scale) and I-1 (Light Industrial) with a special use to I-2 (Moderate Industrial).**

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

Mr. Brandon Bourgoyne was recognized and explained that the owners who recently obtained an I-1 zoning with a special use permit on the 2 acres, now want to request I-2 due to an increase from 2 acres to 5 acres. This would bring them into compliance with I- 2 zoning requirements. Mr. Court Bradford was present to represent this item. 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 Peyton Gascon 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 Tara Tilton McCartney/Hunter Munson. Regarding Property located at Parcel#044300000600 Port Allen, La 70767. File #2024-18: Described by the WBR Assessor as: 293.69 AC M/L (BELLE VALE) IN SEC 31 & 32 T6S R12E & SEC 44 & 45 T7S R12E 43-6. Rezoning 5 +/- acres from C-1.3 (Regional Scaled Commercial)/ AG-3 (Agricultural Full Scale) and I-1 (Light Industrial) with a special use to I-2 (Moderate Industrial).

The vote was recorded as follows:

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

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

- C. An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 101 (“General Provisions”), Section 101-1 (“Definitions”); And Chapter 104 (“Zoning Ordinance”), Appendix A (“Zoning Districts”).**

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

Mr. Bourgoyne was recognized and explained the reason for the zoning review board requesting an expansion of the definition. 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 To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 101 (“General Provisions”), Section 101-1 (“Definitions”); And Chapter 104 (“Zoning Ordinance”), Appendix A (“Zoning Districts”). .

The vote was recorded as follows:

YEAS: 8 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Justin Brown, David Rodrigue, Peyton Gascon)
NAYS: 0 (None)
ABSENT: 1 (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 Joycelyn Green, to adjourn the zoning meeting at 5:52 pm.

The vote was recorded as follows:

YEAS:8 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Justin Brown, David Rodrigue, Peyton Gascon)
NAYS:0 (None)
ABSENT:1 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, February 18, 2025 and called to order at 05:52 PM.

9. **APPROVE MINUTES OF PREVIOUS MEETING**

A. **Approval of Minutes from the regular meeting of January 7, 2025.**

A motion was made by Commissioner Ray Rivet, seconded by Commissioner Justin Brown to approve the minutes from the regular meeting of January 7, 2025.

The vote was recorded as follows:

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

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

10. **CORRESPONDENCE**

11. **PUBLIC HEARINGS:**

A. **File # 2024-16: FINAL PLAT SHOWING THE SURVEY AND SUBDIVISION OF TRACT B INTO LOT B-1, B-2, AND LOT B-3 LOCATED IN SECTION 8, T7S-R11E SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, LA FOR FDNC PROPERTIES LLC 225 SHIP DR BATON ROUGE LA 70806 ~ WITH FIRE HYDRANT WAIVER.**

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

Mr. Bourgoyne was recognized and explained where the existing fire hydrant was and where a new hydrant would be needed. Mr. Court Bradford was present to represent this item. 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 Russell Vallet, seconded by Commissioner Joycelyn Green, to **recommend approval** of **File # 2024-16: FINAL PLAT SHOWING THE SURVEY AND SUBDIVISION OF TRACT B INTO LOT B-1, B-2, AND LOT B-3 LOCATED IN SECTION 8, T7S-R11E SOUTHEASTERN LAND DISTRICT, WEST OF THE**

MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, LA FOR FDNC PROPERTIES LLC
225 SHIP DR BATON ROUGE LA 70806 ~ **WITH FIRE HYDRANT WAIVER.**

The vote was recorded as follows:

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

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

- B. File # 2023-13: FINAL PLAT OF OUTER BANKS AT CYPRESS MILL TOWN LAKES (FIRST & SECOND FILINGS) (A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT) 1ST FILING - LOTS 1 THRU 14 & 2ND FILING - LOTS 15 THRU 40 (INCLUSIVE), TRACT C-1, CA-1, CA-1, CA-2, AND THE REMAINDER OF TRACT "3SK" LOCATED IN SECTION 25, 32 & 33, T8S-R11E, SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, STATE OF LOUISIANA, FOR 3SK PROPERTIES, LLC. 2549 BAYOU BENGAL COURT BATON ROUGE, LA 70810**

The Chairman recognized Mr. Brandon Bourgoyne to give an update on the Final Plat of Outbanks Subdivision on behalf of the Planning and Development office. Mr. Chris Maestri was present to represent the final plat. There were no questions from the Commission members.

A motion was made by Commissioner Justin Brown, seconded by Commissioner David Rodrigue to **recommend approval** of **File # 2023-13: FINAL PLAT OF OUTER BANKS AT CYPRESS MILL TOWN LAKES (FIRST & SECOND FILINGS) (A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT) 1ST FILING - LOTS 1 THRU 14 & 2ND FILING - LOTS 15 THRU 40 (INCLUSIVE), TRACT C-1, CA-1, CA-1, CA-2, AND THE REMAINDER OF TRACT "3SK" LOCATED IN SECTION 25, 32 & 33, T8S-R11E, SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, STATE OF LOUISIANA, FOR 3SK PROPERTIES, LLC. 2549 BAYOU BENGAL COURT BATON ROUGE, LA 70810.**

The vote was recorded as follows:

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

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

12. OTHER BUSINESS:

A. Scheduled Public Hearings:

- Council Meeting - February 27, 2025
- Planning & Zoning- March 5, 2025

13. ADJOURN

There being no further business, a motion to adjourn was made by Alfreda Jackson and was adopted by acclamation at 06:00 PM.

Todd Plauche, Chairman

Mallorie Davis, Secretary