

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Wednesday, March 5, 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 Wednesday, March 5, 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 Commissioner Rodrigue, 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, David Rodrigue.

Absent: Mr. Russell Vallet and Mr. Peyton Gascon

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 February 18, 2025.

A motion was made by Council Member Justin Brown, seconded by Council Member Ray Rivet, to Approval of Minutes from the regular meeting of February 18, 2025.

The vote was recorded as follows:

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

NAYS:0 (None)

ABSENT: 2 Russell Vallet, Peyton Gascon

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 Kacie Lynn Q. Parault. Regarding Property located at 4156 S. River Road Port Allen, La 70767. File #2025-01: Described by the WBR Assessor as: LOT Q-1 CONT 1.52 AC IN SEC 2 T8S R12E & SEC 77 T7S R12E 54-28. Rezoning 1.52 acres from AG-2 (Agricultural Moderate Scale) to R-M (Minor Subdivision Residential District), with waivers.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and explained that this lot is part of a family partition. In order to divide the property, the owner must conform to the current code, which is to rezone to a minor subdivision. He then explained the waivers were on the existing structures front setbacks. Mr. Charles Quatrevingt was present and spoke briefly about the 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.

A motion was made by Commissioner Justin Brown, seconded by Commissioner David Rodrigue, to **recommend approval with waiver/s** 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 Kacie Lynn Q. Parault. Regarding Property located at 4156 S. River Road, Port Allen, La 70767. File #2025-01: Described by the WBR Assessor as: LOT Q-1 CONT 1.52 AC IN SEC 2 T8S R12E & SEC 77 T7S R12E 54-28. Rezoning 1.52 acres from AG-2 (Agricultural Moderate Scale) to R-M (Minor Subdivision Residential District), with waivers.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 2 (Russell Vallet, Peyton Gascon)

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 Steve LeBlanc representing Raymond Blanchard and Randy Austin. Regarding Property located at 4535 Rebelle Lane and 760 Jules Lane. Port Allen, La 70767. File #2025-03: Described by the WBR Assessor as: 4.28 AC SEC 17 T7S R12E DESIG LOT 6(A)-2-B CONT 3.28 AC & LOT 6(A)-2- A CONT 1.00 AC BEING P/O JULES REBELLE SR PROP 44B-44 & LOT 6(A)-2-C SEC 17 T7S R12E CONT 0.72 AC BEING P/O JULES REBELLE SR PROP 44B-44A. Rezoning from AG-1 (Agricultural Small Scale) and AG-3 (Agricultural Large Scale) into AG-2 (Agricultural Moderate Scale).**

Mr. Peyton Gascon arrived and made himself present at 5:40pm.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and explained the exchange and rezoning request. Mr. Steve Leblanc was present to represent the item. He stated that the address for Jules Lane was incorrect as 760 and the correct address is 780 Jules Lane. 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 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 For Rezoning Request Of Steve LeBlanc representing Raymond Blanchard and Randy Austin. Regarding Property located at 4535 Rebelle Lane and ~~760~~780 Jules Lane. Port Allen, La 70767. File #2025-03: Described by the WBR Assessor as: 4.28 AC SEC 17 T7S R12E DESIG LOT 6(A)-2-B CONT 3.28 AC & LOT 6(A)-2-A CONT 1.00 AC BEING P/O JULES REBELLE SR PROP 44B-44 & LOT 6(A)-2-C SEC 17 T7S R12E CONT 0.72 AC BEING P/O JULES REBELLE SR PROP 44B-44A. Rezoning from AG-1 (Agricultural Small Scale) and AG-3 (Agricultural Large Scale) into AG-2 (Agricultural Moderate Scale).

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Russell Vallet)

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 Steve LeBlanc Representing TMI Enterprise, LLC. Regarding Property located at 5511 N. River Road, Port Allen, La 70767. File #2025-04: Described by the WBR Assessor as: LOT CL-1-A CONT 7.263 AC & LOT A-13-B CONT 33.21 AC IN SEC 43 T6S R12E BEING P/O LORIO TRACT 50-93. Rezoning From R-SF-3 (Residential Single Family) to AG-3 (Agricultural Small Scale). Master Plan Change**

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and briefly described the exchange and rezoning request. Mr. Steve Leblanc was present to represent the 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. Commissioner Leblanc pointed out that the ordinance had one error. The AG-3 description reads

"Agricultural **Small** Scale" and it should be "Agricultural **Large** Scale." This error was noted.

A motion was made by Commissioner Gary Leblanc, 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 LeBlanc Representing TMI Enterprise, LLC. Regarding Property located at 5511 N. River Road, Port Allen, La 70767. File #2025-04: Described by the WBR Assessor as: LOT CL-1-A CONT 7.263 AC & LOT A-13-B CONT 33.21 AC IN SEC 43 T6S R12E BEING P/O LORIO TRACT 50-93. Rezoning From R-SF-3 (Residential Single Family) to AG-3 (Agricultural Small Scale). Master Plan Change.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Russell Vallet)

ABSTAIN: 0 (None)

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

D. 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 LJA Rail. Regarding Property Located At 1100 River West Park Port Allen, La 70767. File #2025-05: Described by the WBR Assessor as: PORTION OF TRACT D-1-A-1 CONT 118.124 AC TRACT D-1-B-1 CONT 192.682 AC TRACT G CONT 0.303 AC TRACT H CONT 2.389 AC REMAINDER OF OURSO TRACT CONT 89.109 AC UNION PACIFIC TRACT CONT 19.642 AC IN SEC 59 T7S R12E P/O POPLAR GROVE PLTN 51-52. Rezoning to I-3 with a Special Use Permit for Utilities, Major Services.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Brandon Bourgoyne was recognized and explained the request is for LJA Rail to construct a rail spur from ExxonMobil's property onto Air Liquide property. The Air Liquide plant project was approved on April 24, 2014, but did not obtain a Special Use for the Major Utilities. The spur will cross the private road and not cross the portion of the public road. The rail spur would have maybe 3 cars crossing per day. 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. Commissioner Brown questioned Mr. Bourgoyne if he had correspondence from ExxonMobil allowing the rail spur. Mrs. Davis was able to retrieve the email.

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 LJA Rail. Regarding Property Located At 1100 River West Park Port Allen, La 70767. File #2025-05: Described by the WBR Assessor as: PORTION OF TRACT D-1-A-1 CONT 118.124 AC TRACT D-1-B-1 CONT 192.682 AC TRACT G CONT 0.303 AC TRACT H CONT 2.389 AC REMAINDER OF OURSO TRACT CONT 89.109 AC UNION PACIFIC TRACT CONT 19.642 AC IN SEC 59 T7S R12E P/O POPLAR GROVE PLTN 51-52. Rezoning to I-3 with a Special Use Permit for Utilities, Major Services. The

vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Russell Vallet)

ABSTAIN: 0 (None)

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

8. ADJOURN

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

The vote was recorded as follows:

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

NAYS: 0 (None)
ABSENT: 1 (Russell Vallet)
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 Wednesday, March 5, 2025, and called to order at 05:56pm.

9. APPROVE MINUTES OF PREVIOUS MEETING

A. Approval of Minutes from the regular meeting of February 18, 2025.

A motion was made by Commissioner Justin Brown, seconded by Commissioner Alfreda Jackson to Approve Minutes from the regular meeting of February 18, 2025.

The vote was recorded as follows:

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

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

10. CORRESPONDENCE

11. PUBLIC HEARINGS:

A. 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 Code Definitions.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and explained that this ordinance came from the zoning review board. The ordinance has two definition edits. The first is for the large tracts' definition, adding "located in an agricultural or residential zone". This is to clarify the intent of the definition and to not have it pertain to other zones like commercial or industrial. The second portion of the ordinance is to remove "Setback" from Section 101-

1. This definition pertains to wireless facilities only and may be confusing being under the Section 101–1 definition with other building setback definitions. The "setback" definition is currently under the appropriate Chapter 108 Telecommunications. 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 Alfreda Jackson to **recommend approval** for 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 Code Definitions.

The vote was recorded as follows:

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

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

12. OTHER BUSINESS:

A. Scheduled Public Hearings:

- Council Meeting - March 13, 2025
- Planning & Zoning- March 18, 2025

13. **ADJOURN**

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