

**MINUTES OF THE  
WEST BATON ROUGE PARISH  
PLANNING AND ZONING COMMISSION  
880 North Alexander Avenue, Port Allen  
Tuesday, April 15, 2025  
5:30 PM**

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

**ZONING**

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**1. CALL TO ORDER**

A Regular Meeting of the West Baton Rouge Parish Zoning Commission was held on Tuesday, April 15, 2025 and called to order at 05:30 PM.

**2. SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES**

Vice Chairman Brown asked that all electronic devices be placed on silent.

**3. PLEDGE OF ALLEGIANCE**

Vice Chairman Brown recognized who led everyone in the Pledge of Allegiance.

**4. ROLL CALL**

The following members were recorded as being present: Ray Rivet, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue, Peyton Gascon.

Absent: Mr. Joycelyn Green, Todd Plauche

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 March 5, 2025.**

A motion was made by Commissioner Russell Vallet, seconded by Commissioner Gary Leblanc for Approval of Minutes from the regular meeting of March 5, 2025.

The vote was recorded as follows:

YEAS:7 (Ray Rivet, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue, Peyton Gascon)  
NAYS:0 (None)  
ABSENT:2 Joycelyn Green, Todd Plauche ABSTAIN:0  
(None)

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

**6. CORRESPONDENCE:**

**7. PUBLIC HEARING:**

**A. An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 106 (“Site Planning”), Article II (“Stormwater Management”), Section 106-22 (“Fill Mitigation”), And Section 106-24 (“Commercial Site Development Regulations) To Provide For Stormwater Quantity Control In Most Developments And Clarify Commercial Site Regulations.**

The Vice Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and explained the ordinance in detail to the Commissioners. The purpose of the ordinance is to combat fill volumes from new developments in flood zones. He also discussed the exemptions to single-family residential and commercial site development regulations. Commissioner Jackson questioned, not directly towards article a or b, but in lieu of the cancellation that FEMA is doing, does the parish currently have plans that would affect our cities? Mr. Bourgoyne stated he had not received any notices from FEMA. Commissioner Brown questioned if this was in reference to item 7A. Commissioner Jackson stated not necessarily, but she

was concerned if there were any future plans that we needed to be attentive to.

A motion was made by Commissioner Russell Vallet, seconded by Commissioner Alfreda Jackson to **recommend approval** of An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 106 (“Site Planning”), Article II (“Stormwater Management”), Section 106-22 (“Fill Mitigation”), And Section 106-24 (“Commercial Site Development Regulations) To Provide For Stormwater Quantity Control In Most Developments And Clarify Commercial Site Regulations.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Todd Plauche)

ABSTAIN: 0 (None)

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

- B. An Ordinance To Amend And Reenact Part III (“Unified Development Code”), Chapter 105 (“Subdivisions”) , Article I (“In General”), Section 105-4 (“Public Hearing by Commission”), Chapter 111 (“Administration and Enforcement”), Article IV (“Zoning Enforcement”), Section 111-63 (“Board of Adjustments-Establishment and Procedure”), Section 111-76 (“Procedures for Amendments To Zoning Map”), Article VI (“Subdivision Approval Procedure”), Section 111-115 (“Final Plat Approval”) Of The West Baton Rouge Parish Code Of Ordinances In Regards To Legal Advertisements, Publication and Mailings.**

The Vice Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and explained the reason why the zoning review board is proposing changes to the ordinance with amendments. (Commissioner Green was marked present at 5:41pm) The ordinance change would remove the use of certified letters to the use of general letters to all abutting property owners. This is due to the number of unclaimed certified letters and the rising costs of certified letters. The second change would be the cost of the rezoning fee from \$350 to the current cost of advertising. The third change would be the newspaper advertising timeline with amendments to the proposed ordinance. The current request is to advertise "at least three times", but the amendment would be to keep what's current, once a week for three weeks consecutively and at least 15 days shall elapse between the first date of publication and the date of the hearing. No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Vice Chairman at this point declared the Public Hearing closed.

A motion was made by Commissioner Peyton Gascon, seconded by Commissioner David Rodrigue to **recommend approval with amendment/s** for An Ordinance To Amend And Reenact Part III (“Unified Development Code”), Chapter 105 (“Subdivisions”) , Article I (“In General”), Section 105-4 (“Public Hearing by Commission”), Chapter 111 (“Administration and Enforcement”), Article IV (“Zoning Enforcement”), Section 111-63 (“Board of Adjustments-Establishment and Procedure”), Section 111-76 (“Procedures for Amendments To Zoning Map”), Article VI (“Subdivision Approval Procedure”), Section 111-115 (“Final Plat Approval”) Of The West Baton Rouge Parish Code Of Ordinances In Regards To Legal Advertisements, Publication and Mailings.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Todd Plauche)

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 TMI Enterprises, LLC. Regarding Parcel #0451000004401 Safe Energy Dr. Port Allen, La 70767. File #2025-06: 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 I-2 (Industrial Moderate Scale) to I-3 (Industrial Large Scale)- Advertisement error. New introduction scheduled for 4/10/2025.~~**
- 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 For Rezoning Request Of 3SK Properties, LLC, Regarding Parcel#203000000800 located on Choctaw Rd. Brusly, La 70719. File #2025-07: Described by the WBR Assessor as: TRACT 3SK (REMAINDER OF 778.45 AC) CONT 386 AC M/L IN SECS 25, 32,33 T8S R11E. Rezoning Lots 1 through 4 of Outer Banks Subdivision R-SF-2 (Residential Single Family) to C-1.2 (Community Scaled Commercial) and Tract 3SK from I-1 (Light Industrial) to AG-3 (Agricultural Full Scale). Master Plan Change.**

The Vice Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized. He stated in his zoning analysis that he had one error in the number of commercial lots, originally stating two lots and it actually being one large tract and a small common area lot. He then elaborated on his analysis. Mrs. Davis clarified the zoning area shown on the assessor's map to not be precise. Chris Maestri with MR Engineering, was present for questions. No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Vice Chairman at this point declared the Public Hearing closed.

A motion was made by Commissioner Ray Rivet, seconded by Commissioner Russell Vallet to **recommend approval** 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 3SK Properties, LLC, Regarding Parcel#203000000800 located on Choctaw Rd. Brusly, La 70719. File #2025-07: Described by the WBR Assessor as: TRACT 3SK (REMAINDER OF 778.45 AC) CONT 386 AC M/L IN SECS 25, 32,33 T8S R11E. Rezoning Lots 1 through 4 of Outer Banks Subdivision R-SF-2 (Residential Single Family) to C-1.2 (Community Scaled Commercial) and Tract 3SK from I-1 (Light Industrial) to AG-3 (Agricultural Full Scale). Master Plan Change.

The vote was recorded as follows:

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

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

- E. **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 Robert Critney Jr., Regarding Property located at 2728 Billups Lane Brusly, La 70719. File #2025-08: Described by the WBR Assessor as: LOT SEC 19 T8S R12E 47H-32. Rezoning from R-MH (Mobile Home Park) to R-SF-3 (Residential Single Family). Master Plan Change.**

The Vice Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and gave a brief summary of his analysis. Mr. Robert Critney was present to represent his request. He explained his plan to donate the entire property, once combined, to the Church, which is currently on one of the lots adjacent to the lot for rezoning. No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Vice 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** 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 Robert Critney Jr., Regarding Property located at 2728 Billups Lane Brusly, La 70719. File #2025-08: Described by the WBR Assessor as: LOT SEC 19 T8S R12E 47H-32. Rezoning from R- MH (Mobile Home Park) to R-SF-3 (Residential Single Family). Master Plan Change.

The vote was recorded as follows:

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

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

8. **ADJOURN**

A motion was made by Commissioner Ray Rivet, seconded by Commissioner Russell Vallet to adjourn the zoning meeting at 5:55pm.

The vote was recorded as follows:

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

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

**PLANNING**

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**9. APPROVE MINUTES OF PREVIOUS MEETING**

- A.** Approval of Minutes from the regular meeting of March 5, 2025.  
A motion was made by Commissioner Gary Leblanc, seconded by Commissioner Alfreda Jackson for Approval of Minutes from the regular meeting of March 5, 2025.

The vote was recorded as follows:

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

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

**10. CORRESPONDENCE**

**11. PUBLIC HEARINGS:**

- A.** File # 2025-03: Owner: Robert Critney Jr. Address: 2748 and 2728 Billups Lane, Brusly, LA 70719 FINAL MAP SHOWING SURVEY & LOT CONSOLIDATION OF 0.86 AC., 0.36., & 0.375 AC. INTO TRACT RC-1 LOCATED IN SECTION 19, T8S-R12E SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LOUISIANA FOR ROBERT CRITNEY JR.~ WITH SETBACK WAIVERS.

The Vice Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and explained the waivers on the mobile homes and stated that there is currently a waiver on the church. The home within the setbacks is to be removed/demoed. Mr. Critney was recognized. He then explained his plan for the property as a whole, which is to be donated to the church. He stated the mobile homes have been on properties but reoriented.

A motion was made by Commissioner Ray Rivet, seconded by Commissioner Peyton Gascon to **recommend approval with waiver/s** for File # 2025-03: Owner: Robert Critney Jr. Address: 2748 and 2728 Billups Lane, Brusly, LA 70719 FINAL MAP SHOWING SURVEY & LOT CONSOLIDATION OF 0.86 AC., 0.36., & 0.375 AC. INTO TRACT RC-1 LOCATED IN SECTION 19, T8S-R12E SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LOUISIANA FOR ROBERT CRITNEY JR.~ *WITH SETBACK WAIVERS.*

The vote was recorded as follows:

YEAS: 7 (Ray Rivet, Joycelyn Green, Russell Vallet, Alfreda Jackson, Justin Brown, David Rodrigue, Peyton Gascon)  
NAYS: 1 (Gary Leblanc) ABSENT:  
1 (Todd Plauche) ABSTAIN: 0  
(None)

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

**12. OTHER BUSINESS:**

- A. Scheduled Public Hearings:**
- Council Meeting - April 24, 2025
  - Planning & Zoning- May 6, 2025

13. ADJOURN

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

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Justin Brown, Vice Chairman

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Mallorie Davis, Secretary

ALL MEETING INFORMATION INCLUDING MINUTES AND VIDEOS CAN BE FOUND ON OUR WEBSITE [WBRPARISH.ORG](http://WBRPARISH.ORG) UNDER THE AGENDA AND MINUTES TAB.