

**MINUTES OF THE  
WEST BATON ROUGE PARISH  
PLANNING AND ZONING COMMISSION  
880 North Alexander Avenue, Port Allen  
Tuesday, May 6, 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, May 6, 2025 and called to order at 05:32 PM.
2. **SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES**  
Chairman Todd Plauche asked that all electronic devices be placed on silent.
3. **OPENING PRAYER & PLEDGE OF ALLEGIANCE**  
Commissioner Jackson led everyone in an opening prayer, followed by Commissioner Vallet who led everyone in the Pledge of Allegiance.
4. **ROLL CALL**  
The following members were recorded as being present: Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue, Peyton Gascon.  
  
Absent: Mrs. Joycelyn Green  
  
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 April 15, 2025.**  
A motion was made by Council Member Ray Rivet, seconded by Council Member Peyton Gascon to **approve the minutes** from the regular meeting of April 15, 2025.  
  
The vote was recorded as follows:  
  
YEAS:8 (Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue, Peyton Gascon)  
NAYS:0 (None)  
ABSENT: Joycelyn Green  
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 TMI Enterprises, LLC. Regarding Parcel #045100004401 Lot#JA-1A-2B Safe Energy Dr. Port Allen, La 70767. File #2025-06: Described by the WBR Assessor as TRACTS JA-1A-2B CONT 5.00 AC IN SEC 50 T7S R12E P/O POPLAR GROVE PLTN 51-44A. Rezoning from I-2 (Industrial Moderate Scale) to I-3 (Industrial Large Scale).**  
The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and gave a brief explanation of his zoning analysis. (Mrs. Joycelyn Green marked herself present at 5:35pm.) Mr. Andy Vielee was present to represent the request. He stated that the adjacent land use that he wanted the new zone to match was not a wrecker operation but a repo yard. 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** 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 #045100004401 Lot#JA-1A-2B Safe Energy Dr. Port Allen, La 70767. **File #2025-06:** Described by the WBR Assessor as TRACTS JA-1A-2B CONT 5.00 AC IN SEC 50 T7S R12E P/O POPLAR GROVE PLTN 51-44A. Rezoning from I-2 (Industrial Moderate Scale) to I-3 (Industrial Large Scale).

The vote was recorded as follows:

YEAS: 9 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue, Peyton Gascon)  
NAYS: 0 (None)  
ABSENT: 0 ()  
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). Regarding Property Located at 12450 Section Road, Port Allen, La 70767. File #2025-09: Described by the WBR Assessor as: LOT 3 CONT66.0 AC SEC 13 T6S R10E 6A-55. Rezoning from AG-3 (Agricultural Large Scale) to AG-1 (Agricultural Small Scale) with a Special Use Permit for Utilities, Minor Services.**

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and gave a brief explanation of his analysis. 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 with a special use for minor utilities, if the land is sold the special use terminates**, 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). Regarding Property located at 12450 Section Road, Port Allen, La 70767. **File #2025-09:** Described by the WBR Assessor as: LOT 3 CONT 66.0 AC SEC 13 T6S R10E 6A-55. Rezoning from AG-3 (Agricultural Large Scale) to AG-1 (Agricultural Small Scale) with a Special Use Permit for Utilities, Minor Services. .

The vote was recorded as follows:

YEAS: 9 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue, Peyton Gascon)  
NAYS: 0 (None)  
ABSENT: 0 ()  
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 West Baton Rouge Parish. Regarding property located at 3605 Rougon Road, Port Allen, La 70767. File #2025-10: Described by the WBR Assessor as: 3065.546 AC DESIG AS: 619.60 AC IN SEC 4 T7S R11E 617.80 AC IN SEC 5 T7S R11E 145.66 AC IN SEC 6 T7S R11E 160.00 AC IN SEC 8 T7S R11E 247.00 AC IN SEC 9 T7S R11E 634.886 AC IN SEC 29 T6S R11E 640.600 AC IN SEC 32 T6S R11E 15-2 C. Rezoning From AG-3 (Agricultural Large Scale) and C-1.3 (Regional Scaled Commercial) to PF (Public Facilities).**

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and gave a brief explanation of his analysis. Commissioner Plauche questioned if this new fire station would take the place of two other stations in the area, Rosehill station. Mr. Bourgoyne stated he was unsure if that was the case and would need to clarify with administration. 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 David Rodrigue to **recommend approval** 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 West Baton Rouge Parish. Regarding property located at 3605 Rougon Road, Port Allen, La 70767.

**File #2025-10:** Described by the WBR Assessor as: 3065.546 AC DESIG AS: 619.60 AC IN SEC 4 T7S R11E 617.80 AC IN SEC 5 T7S R11E 145.66 AC IN SEC 6 T7S R11E 160.00 AC IN SEC 8 T7S R11E 247.00 AC IN SEC 9 T7S R11E 634.886 AC IN SEC 29 T6S R11E 640.600 AC IN SEC 32 T6S R11E 15-2 C. Rezoning From AG-3 (Agricultural Large Scale) and C-1.3 (Regional Scaled Commercial) to PF (Public Facilities). .

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: 1 (Gary Leblanc) ABSENT:  
0 ()  
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 Rezoning Request of Carolyn Blanchard ETALS C/O Teri B. Bergeron. Regarding Property located at 1906, 1916, 1926, 1936, 1946, 1950, 2018, 2028, 2038, 2048, 2110, 2120, 2130, 2140, 2150, 2180, 2244, Plantation Ave. Port Allen, La 70767. File #2025-11: Described by the WBR Assessor as: TRACT A-2 CONT 1.81 AC 43B-34 ,TRACT A-3 CONT 1.06 AC 43B-35, SD CLINE BLANCHARD PROP: LOT 3 43B-18, LOT 4 43B-19, LOT 6 43B-21, LOT 7 43B-22, LOT 8 43B-23, LOT 9 43B-24, LOT 10 43B-25, LOT 11 43B-26, LOT 12 43B-27, LOT 13 43B-28, LOT 14 43B-29, LOT 15 43B-30, LOT 16 43B-31, LOT 17 43B-32. Master Plan Change. Rezoning from R-SF-3 and C-1.3 to R-SF-2 ~ WITH WAIVERS.**

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and gave a brief explanation of his analysis, then the reasons for the waivers. Mr. Court Bradford, Bradford Engineering, was present to represent this request. He clarified that the two narrow strips of land to the rear of all the road frontage lots would be divided up accordingly to increase the lot sizes of each road frontage lot. 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 with lot size waivers** An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map Rezoning Request of Carolyn Blanchard ETALS C/O Teri B. Bergeron. Regarding Property located at 1906, 1916, 1926, 1936, 1946, 1950, 2018, 2028, 2038, 2048, 2110, 2120, 2130, 2140, 2150, 2180, 2244, Plantation Ave. Port Allen, La 70767. **File #2025-11:** Described by the WBR Assessor as: TRACT A-2 CONT 1.81 AC 43B-34 ,TRACT A-3 CONT 1.06 AC 43B-35, SD CLINE BLANCHARD PROP: LOT 3 43B-18, LOT 4 43B-19, LOT 6 43B-21, LOT 7 43B-22, LOT 8 43B-23, LOT 9 43B-24, LOT 10 43B-25, LOT 11 43B-26, LOT 12 43B-27, LOT 13 43B-28, LOT 14 43B-29, LOT 15 43B-30, LOT 16 43B-31, LOT 17 43B-32. **Master Plan Change. Rezoning from R-SF-3 and C-1.3 to R-SF-2 ~ WITH WAIVERS.**

The vote was recorded as follows:

YEAS: 9 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue, Peyton Gascon)  
NAYS: 0 (None)  
ABSENT: 0 ()  
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 John And Stacey Dupre. Regarding Property located at 10100 Bueche Rd, Bueche LA 70720. File #2025-12: Described by the WBR Assessor as: LOT 6-A YATTAN NORTH FARMS CONT 2.00 AC M/L 22-19. Rezoning From AG-2 (Agricultural Moderate Scale) to AG-3 (Agricultural Large Scale).**

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and gave a brief explanation of his analysis. Mr. Steve Leblanc of Town and Country Surveying was present to represent the item. He explained that the owners wanted to swap land which requires them to rezone. Mr. Joshua Collins approached the Commissioners and questioned if there was a subdivision being developed, since the yard sign advertisement said 'subdivision'. Mr. Bourgoyne and Mrs. Davis both explained the reason for the request and assured the residents that a major subdivision would not be developed on the parcels. No additional 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 Alfreda Jackson 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 John And Stacey Dupre. Regarding Property located at 10100 Bueche Rd, Bueche LA 70720. **File #2025-12:** Described by the WBR Assessor as: LOT 6-A YATTAN NORTH FARMS CONT 2.00 AC M/L 22-19. Rezoning From AG-2 (Agricultural Moderate Scale) to AG-3 (Agricultural Large Scale).

The vote was recorded as follows:

YEAS: 9 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue, Peyton Gascon)  
NAYS: 0 (None)  
ABSENT: 0 ()  
ABSTAIN: 0 (None)

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

F. **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 Farmco C/O Gerald Ruple. Regarding Property located at10240 Bueche Rd, Bueche LA 70720. File #2025-13: Described by the WBR Assessor as: LOT 5-A CONT 5.01 AC & LOT 6-B CONT 3.66 AC YATTAN NORTH FARMS 22-18 C. Rezoning From AG-3 (Agricultural Large Scale) to AG-2 (Agricultural Moderate Scale).**

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and gave a brief explanation of his analysis. Mr. Steve Leblanc of Town and Country Surveying 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. A motion was made by Commissioner Russell Vallet, seconded by Commissioner Peyton Gascon to **recommend approval** 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 Farmco C/O Gerald Ruple. Regarding Property located at10240 Bueche Rd, Bueche LA 70720. **File #2025-13:** Described by the WBR Assessor as: LOT 5-A CONT 5.01 AC & LOT 6-B CONT 3.66 AC YATTAN NORTH FARMS 22-18 C. Rezoning From AG-3 (Agricultural Large Scale) to AG-2 (Agricultural Moderate Scale)..

The vote was recorded as follows:

YEAS: 9 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue, Peyton Gascon)  
NAYS: 0 (None)  
ABSENT: 0 ()  
ABSTAIN: 0 (None)

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

8. **ADJOURN**

A motion was made by Council Member Alfreda Jackson, seconded by Council Member Justin Brown to adjourn the Zoning meeting.

The vote was recorded as follows:

YEAS:9 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue, Peyton Gascon)  
NAYS:0 (None)  
ABSENT:0  
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, May 6, 2025 and called to order at 05:58 PM.

9. **APPROVE MINUTES OF PREVIOUS MEETING**

A. **Approval of Minutes from the regular meeting of April 15, 2025.**

A motion was made by Commissioner Ray Rivet, seconded by Commissioner Russell Vallet to **approve the minutes** from the regular meeting of April 15, 2025.

The vote was recorded as follows:

YEAS:9 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue, Peyton Gascon)

NAYS:0 (None)

ABSENT:0

ABSTAIN:0 (None)

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

10. **CORRESPONDENCE**

11. **PUBLIC HEARINGS:**

A. **Plat File # 2025-10: FINAL PLAT SHOWING SURVEY OF EXCHANGE OF PROPERTY BETWEEN LOT 6-A, 6-B, AND 5A OF YATTAN NORTH FARMS INTO LOTS 6-A-1 AND 5-A-1 LOCATED IN SECTION 40 & 41, T-5-S, R-11-E SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LA FOR JOHN DUPRE ~ *WITH SETBACK WAIVERS*.**

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and then gave his explanation of the setback waiver. Mr. Steve Leblanc of Town and Country Surveying, explained that the waiver was due to the owners swapping land and not wanting to move the dividing property line. The building that would need a waiver is a shop, and it is roughly 0.5 feet off the property line. Both parties agree since there is a pipe fence going around the property. Mrs. Cynthia Matthews questioned who Farmco and Dupre were and wanted to know exactly where the lots were located. The Chairman answered her questions. No additional 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 David Rodrigue to **recommend approval** of **Plat File # 2025-10: FINAL PLAT SHOWING SURVEY OF EXCHANGE OF PROPERTY BETWEEN LOT 6-A, 6-B, AND 5A OF YATTAN NORTH FARMS INTO LOTS 6-A-1 AND 5-A-1 LOCATED IN SECTION 40 & 41, T-5-S, R-11-E SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER WEST BATON ROUGE PARISH, LA FOR JOHN DUPRE ~ *WITH SETBACK WAIVERS*.**

The vote was recorded as follows:

YEAS: 9 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue, Peyton Gascon)

NAYS: 0 (None)

ABSENT: 0 ( )

ABSTAIN: 0 (None)

As a result of the votes the motion Passed.

12. **OTHER BUSINESS:**

A. **Scheduled Public Hearings:**

- Council Meeting - May 8, 2025
- Planning & Zoning- May 20, 2025

13. **ADJOURN**

There being no further business, a motion to adjourn was made by Joycelyn Green and was adopted by acclamation at 06:09 PM.

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Todd Plauche, Chairman

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Mallorie Davis, Secretary