

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, July 15, 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, July 15, 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. **PRAYER AND 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, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue, Peyton Gascon.

Absent:

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 June 17, 2025.**
A motion was made by Council Member Ray Rivet, seconded by Council Member Gary Leblanc to Approval of Minutes from the regular meeting of June 17, 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**.
6. **CORRESPONDENCE:**
Mrs. Davis reminded the Commissioners of their annual training.
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 Rezoning Request of Mohammed Ahmed in c/o Ali & Suaad Zidan. Regarding Property located at 1521 Highway 190 West Port Allen, La 70767. File #2025-16: Described by the WBR Assessor as: TRACT CONT 1.05 AC IN SEC 43 T6S R12E MEAS 200'X 239' 50-114. Rezoning from I-2 to C-1.4. MASTER PLAN CHANGE***
The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.
Mr. Brandon Bourgoyne was recognized and explained his zoning analysis. The owner and applicant were present for questions.
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.
Chairman Plauche stated this was pretty cut and dry since it was going down in zoning. There were no questions from the Commission members.

A motion was made by Commissioner Justin Brown, seconded by Commissioner Russell Vallet 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 Rezoning Request of Mohammed Ahmed in c/o Ali & Suaad Zidan. Regarding Property located at 1521 Highway 190 West Port Allen, La 70767. File #2025-16: Described by the WBR Assessor as: TRACT CONT 1.05 AC IN SEC 43 T6S R12E MEAS 200'X 239' 50-114. Rezoning from I-2 to C-1.4.*
MASTER PLAN CHANGE.

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 For Rezoning Request Of FDNC Properties, LLC. Rezoning From AG-2 (Agricultural Moderate Scale) into AG-3 (Agricultural Large Scale). Regarding Parcel#071600003000 on Rosedale Rd. Port Allen, La 70767. File #2025-17: Described by the WBR Assessor as: TRACT B CONT 31.23 AC IN SEC8 T7S R11E 16-7-30. Rezoning two proposed lots approx. 3.2(+/-) acres and 2.8 (+/-) acres from AG-2 (Agricultural Moderate Scale) to AG-3 (Agricultural Large Scale), into two proposed 6 acre tracts.*

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

Mr. Brandon Bourgoyne was recognized and explained his zoning analysis. The owner and applicant were not present for questions.

No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. There were no questions from the Commission members.

A motion was made by Commissioner Russell Vallet, seconded by Commissioner Justin Brown 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 FDNC Properties, LLC. Rezoning From AG-2 (Agricultural Moderate Scale) into AG-3 (Agricultural Large Scale). Regarding Parcel#071600003000 on Rosedale Rd. Port Allen, La 70767. File #2025-17: Described by the WBR Assessor as: TRACT B CONT 31.23 AC IN SEC8 T7S R11E 16-7-30. Rezoning two proposed lots approx. 3.2(+/-) acres and 2.8 (+/-) acres, from AG-2 (Agricultural Moderate Scale) to AG-3 (Agricultural Large Scale), into two proposed 6-acre tracts.*

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 Russell Vallet, seconded by Council Member Ray Rivet to adjourn the Zoning hearing.

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, July 15, 2025, and called to order at 05:39 PM.

9. APPROVE MINUTES OF PREVIOUS MEETING

A. Approval of Minutes from the regular meeting of June 17, 2025.

A motion was made by Council Member Gary Leblanc, seconded by Council Member Peyton Gascon to Approval of Minutes from the regular meeting of June 17, 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. No items to consider.

12. OTHER BUSINESS:

A. Scheduled Public Hearings:

- Council Meeting - July 24, 2025
- Planning & Zoning- August 5, 2025

13. ADJOURN

There being no further business, a motion to adjourn was made by Justin Brown and was adopted by acclamation at 05:41 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.