

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, August 19, 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, August 19, 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. **PLEDGE OF ALLEGIANCE**
Commissioner Alfreda Jackson led the opening prayer, followed by Commissioner Ray Rivet, who led 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: Mr. 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 July 15, 2025.
A motion was made by Commissioner Ray Rivet, seconded by Commissioner Gary Leblanc to approve the minutes from the regular meeting of July 15, 2025.

The vote was recorded as follows:

YEAS:7 (Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, David Rodrigue, Peyton Gascon)
NAYS:0 (None)
ABSENT:2 Justin Brown, 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 Brittany T. Free Etals. Regarding Property located at 5855 Horner Road Port Allen LA 70767 File #2025-18: Described by the WBR Assessor as: 14.64 AC SD CLYDE HORNER PROP DESIG AS: LOT B-2 CONT 7.14 AC & TRACT C CONT 7.50 AC 13A-82. Rezoning approximately 1.015 acres from AG-3 (Agricultural Large Scale) to AG-1 (Agricultural Small Scale). **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 gave a detailed explanation of his zoning analysis. Tony Freeman addressed the drainage problems in the area, Mr. Bourgoyne explained that this was a simple property reconfiguration and there were no known developments coming to the area. 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** 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 Brittany T. Free Etals. Regarding Property located at 5855 Horner Road Port Allen LA 70767 File #2025- 18: Described by the WBR Assessor as: 14.64 AC SD CLYDE HORNER PROP DESIG AS: LOT B-2 CONT 7.14 AC & TRACT C CONT 7.50 AC 13A-82. Rezoning approximately 1.015 acres from AG-3 (Agricultural Large Scale) to AG-1 (Agricultural Small Scale). **MASTER PLAN CHANGE**

The vote was recorded as follows:

YEAS:7 (Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, David Rodrigue, Peyton Gascon)

NAYS:0 (None)

ABSENT:2 Justin Brown, Joycelyn Green 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 Request of Walter and Tiffany LeBlanc.Regarding Property located at 5950 Rambin Road Brusly LA 70719. File #2025-19: Described by the WBR Assessor as: TRACT SB-2-B CONT 5.31 AC IN SEC 61 T8S R12E P/O BABIN PROP 47A-17. Rezoning 5.31 acres from AG-3 (Agricultural Large Scale) to RM (Residential Minor). **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 gave a detailed explanation of his zoning analysis.

Mr. Steve Leblanc, surveyor, was present to answer 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.

A motion was made by Commissioner None, seconded by Commissioner None 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 Request of Walter and Tiffany LeBlanc.Regarding Property located at 5950 Rambin Road Brusly LA 70719. File #2025-19: Described by the WBR Assessor as: TRACT SB-2-B CONT 5.31 AC IN SEC 61 T8S R12E P/O BABIN PROP 47A-17. Rezoning 5.31 acres from AG-3 (Agricultural Large Scale) to RM (Residential Minor). **MASTER PLAN CHANGE** .

The vote was recorded as follows:

YEAS:7 (Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, David Rodrigue, Peyton Gascon)

NAYS:0 (None)

ABSENT:2 Justin Brown, Joycelyn Green 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 Request of AG Logistics, LLC. representing East West Landco LLC. Regarding Property located at 3790 Rosedale Road, Port Allen LA 70767. File #2025-20: Described by the WBR Assessor as: TRACT A-2-B-1 CONT 29.26 AC IN SEC 116 117 & 118 T7S R12E P/O CARRUTH PROP 44-56. Rezoning a 4+- acre portion of 29+- acres from R-SF-2 to AG-3 with a Special Use Permit for Agriculture storage and distribution, heavy. **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 gave a detailed explanation of his zoning analysis.

Mr. Dylan Manske, applicant, was present to answer 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.

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 Request of AG Logistics, LLC. representing East West Landco LLC. Regarding Property located at 3790 Rosedale*

Road, Port Allen LA 70767. File #2025-20: Described by the WBR Assessor as: TRACT A-2-B-1 CONT 29.26 AC IN SEC 116 117 & 118 T7S R12E P/O CARRUTH PROP 44-56. Rezoning a 4+- acre portion of 29+- acres from R-SF-2 to AG-3 with a Special Use Permit for Agriculture storage and distribution, heavy. **MASTER PLAN CHANGE.**

The vote was recorded as follows:

The vote was recorded as follows:

YEAS:7 (Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, David Rodrigue, Peyton Gascon)

NAYS:0 (None)

ABSENT:2 Justin Brown, Joycelyn Green 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 For Request of Dylan A. Manske representing Larry A. Amond Jr. Regarding Property located at 6254 Poydras Bayou Dr. Erwinville LA 70729. File #2025-21: Described by the WBR Assessor as: LOT 2-B-2 CONT 16.37 AC IN SEC 12 T6S R11E SD OF A CLINE 6-4B C. Rezoning a proposed 2 +- acres tract from AG-3 (Agricultural Full Scale) to AG-2 (Agricultural Moderate Scale) **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 gave a detailed explanation of his zoning analysis. Mr. Charles Bondy, landowner, was present to answer questions.

Commissioner Justin Brown was marked present at 5:53 pm. There was lengthy discussion opposing the approval of the site due to traffic and roadway hazards. Those speakers consisted of: Kathy Barnett, Matt Milton, and Rodney Roubique. 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. Chairman Plauche and Commissioner Rodrigue voiced their concerns and disapproval of the operation site. Commissioner Jackson suggested the public meet with AG Logistics to voice their concerns with the company.

A motion was made by Commissioner David Rodrigue, seconded by Commissioner Alfreda Jackson to **recommend denial** 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 Request of Dylan A. Manske representing Larry A. Amond Jr. Regarding Property located at 6254 Poydras Bayou Dr. Erwinville LA 70729. File #2025-21: Described by the WBR Assessor as: LOT 2-B-2 CONT 16.37 AC IN SEC 12 T6S R11E SD OF A CLINE 6-4B C. Rezoning a proposed 2 +- acres tract from AG-3 (Agricultural Full Scale) to AG-2 (Agricultural Moderate Scale) **MASTER PLAN CHANGE***

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: 1 (Joycelyn Green)

ABSTAIN: 0 (None)

As a result of the votes the motion Passed.

8. **ADJOURN**

A motion was made by Commissioner Alfreda Jackson, seconded by Commissioner Russell Vallet to **adjourn** the zoning meeting.

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:1 Joycelyn Green 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, August 19, 2025, and called to order at 06:16 PM.

9. APPROVE MINUTES OF PREVIOUS MEETING

- A. Approval of Minutes from the regular meeting of July 15, 2025.
A motion was made by Commissioner Gary Leblanc, seconded by Commissioner Russell Vallet to approve Approval of Minutes from the regular meeting of July 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:1 Joycelyn Green
ABSTAIN:0 (None)

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

10. CORRESPONDENCE

11. PUBLIC HEARINGS:

- A. File # 2025-24: PRELIMINARY PLAT OF SUGAR POINTE LOTS 1 THRU 48, TRACTS 'Y' & 'Z' BEING LOT TO-1 OF THE 164.378 ACRE TRACT LOCATED IN SECTION 13, T7S-R11E, SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, LOUISIANA FOR F& A INVESTMENTS, L.L.C 314 WESTWOOD BOULEVARD PORT ALLEN LOUISIANA 70767. **WITH WAIVER FOR BLOCK LENGTHS.**

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

Mr. Brandon Bourgoyne was recognized and explained the subdivision layout and the waiver on block lengths. Mr. Francois Boulanger was present to answer questions or concerns from the Commissioners. Mr. Paxton White questioned if there were any connections to the private road called Wilbert Road. Mr. Bourgoyne presented him with the copy of the preliminary plat showing him that there were no connections. 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. Vice Chairman Brown stated he understands the request for block lengths due to physical boundaries.

A motion was made by Commissioner Justin Brown, seconded by Commissioner David Rodrigue to **recommend approval with waiver/s** for File # 2025-24: PRELIMINARY PLAT OF SUGAR POINTE LOTS 1 THRU 48, TRACTS 'Y' & 'Z' BEING LOT TO-1 OF THE 164.378 ACRE TRACT LOCATED IN SECTION 13, T7S-R11E, SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, LOUISIANA FOR F& A INVESTMENTS, L.L.C 314 WESTWOOD BOULEVARD PORT ALLEN LOUISIANA 70767. **WITH WAIVER FOR BLOCK LENGTHS.**

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: 1 (Joycelyn Green)
ABSTAIN: 0 (None)

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

12. OTHER BUSINESS:

- A. Scheduled Public Hearings:

- Council Meeting - August 28, 2025
- Planning & Zoning- September 2, 2025- Canceled.

13. ADJOURN

There being no further business, a motion to adjourn was made by Commissioner Ray Rivet and was adopted by acclamation at 06:16 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.