

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, September 16, 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, September 16, 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 everyone in an opening prayer, followed by Commissioner Peyton Gascon 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: Mr.

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 August 19, 2025.

A motion was made by Commissioner Ray Rivet, seconded by Commissioner Russell Vallet to approve minutes from the regular meeting of August 19, 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:

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 Martha B. Lawson. Regarding Property located at 9690 Hwy 190 West. Port Allen, La 70767. File #2025-23: Described by the WBR Assessor as: TRACT J CONT 10.93 AC IN SECS 28 & 29 T6S R11E P/O SWANSON PROP 14-80. Rezoning from C-1.2 (Community Scale Commercial) to AG-3 (Agricultural Full 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, he then explained his zoning analysis. A representative was not present to comment on this 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 Justin Brown, seconded by Commissioner Peyton Gascon 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 Martha B. Lawson. Regarding Property located at 9690 Hwy 190 West. Port Allen, La 70767. File #2025-23: Described by the WBR Assessor as: TRACT J CONT 10.93 AC IN SECS 28 & 29 T6S R11E P/O SWANSON PROP 14-80. Rezoning from C-1.2 (Community Scale Commercial) to AG-3 (Agricultural Full Scale). **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 To Amend And Reenact Part III (Unified Development Code), Chapter 101 (General Provisions), Sec. 101-1, (Definitions), Chapter 104 (“Zoning Ordinance”), Article II (District Regulations), Sec. 104-26 (Adoption, Amendment, and Interpretation of Zoning Districts), Sec. 104-28 (Base District Regulations By Zoning Districts), Appendix A (“Zoning Districts”), Chapter 106 (Site Planning), Article V (Yard/Setback, Open Space And Common Area Requirements), Sec 160-126 (I-1 Site Development Regulations), Sec 106-128 (I-3 Site Development Regulations) and Sec. 106-134 (AG Site Development Regulations) Of The West Baton Rouge Parish Code Of Ordinances.*
- The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Brandon Bourgouyne was recognized, he then gave a detailed explanation of the ordinance changes. He explained that these changes come from the zoning review board. The first would be a new definition for "Laydown/storage yard light", to have smaller open-air storage businesses operating in C-1.4 zones with a special use and permitted in I-1 and I-2. Secondly, the three agriculture zones would revert from three (AG-1, AG-2, & AG-3) to one "AG" zone. Commissioner Brown questioned the minimum lot size requirement, showing 21,780 sq. ft. under the existing AG-1 zone when it should have read 22,500 sq. ft. He also questioned the minimum lot width, showing 100 or 125?? Mrs. Davis explained these were clerical errors, the minimum lot area requirement for AG would remain at 22,500 sq. ft. and the minimum lot width would also remain at 100 feet. Mrs. Davis will notify the Council clerk of the errors and will be corrected prior to the Council meeting. 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 Gary Leblanc, seconded by Commissioner Justin Brown to **recommend approval** for *An Ordinance To Amend And Reenact Part III (Unified Development Code), Chapter 101 (General Provisions), Sec. 101-1, (Definitions), Chapter 104 (“Zoning Ordinance”), Article II (District Regulations), Sec. 104- 26 (Adoption, Amendment, and Interpretation of Zoning Districts), Sec. 104-28 (Base District Regulations By Zoning Districts), Appendix A (“Zoning Districts”), Chapter 106 (Site Planning), Article V (Yard/Setback, Open Space And Common Area Requirements), Sec 160-126 (I-1 Site Development Regulations), Sec 106-128 (I-3 Site Development Regulations) and Sec. 106-134 (AG Site Development Regulations) Of The West Baton Rouge Parish Code Of Ordinances.*

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 Commissioner Ray Rivet, seconded by Commissiner Gary Leblanc 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, September 16, 2025 and called to order at 05:45 PM.

9. APPROVE MINUTES OF PREVIOUS MEETING

A. Approval of Minutes from the regular meeting of August 19, 2025.

A motion was made by Commissioner Gary Leblanc, seconded by Commissioner Alfreda Jackson to approve minutes from the regular meeting of August 19, 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 — September 25, 2025
- Planning & Zoning- October 7, 2025

13. ADJOURN

There being no further business, a motion to adjourn was made by Justin Brown and was adopted by acclamation at 05:49 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.