

MINUTES
WEST BATON ROUGE PARISH COUNCIL
REGULAR MEETING
GOVERNMENT BUILDING

880 North Alexander Avenue, Port Allen
Thursday, September 25, 2025
5:30 PM

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

1. CALL MEETING TO ORDER & REQUEST ALL ELECTRONIC DEVICES BE SILENCED

A Regular Meeting of the West Baton Rouge Parish Council was held on Thursday, September 25, 2025 and called to order at 05:30 PM. Council Chairman Carey Denstel asked that all electronic devices be placed on silent.

2. OPENING PRAYER

Councilman Atley Walker Jr. led everyone in an opening prayer.

3. PLEDGE OF ALLEGIANCE

Chairman Denstel recognized Mr. Chris Guerin who led everyone in the Pledge of Allegiance.

4. LOG ATTENDANCE

The following members were recorded as being present: Messrs. Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Gary Joseph, Mrs. Katherine Andre.

Absent: Mr. Kirk Allain.

Also, present were Mr. Jason Manola, Parish President, Mr. Phillip Bourgoyne, Executive Assistant, Mr. Chance Stephens, Director of Finance, Mr. Brandon Bourgoyne, Director of Public Works, Ms. Kristen Canezaro, Special Legal Counsel, and Mrs. Michelle Tullier, Council Clerk

5. MINUTES APPROVAL

A. Approval of Minutes from the Regular Meeting of September 11, 2025.

A motion was made by Council Member Alan Crowe, seconded by Council Member Katherine Andre to approve Minutes from the Regular Meeting of September 11, 2025.

The vote was recorded as follows:

YEAS: 8 (Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)

NAYS: 0 (None)

ABSENT: 1 Kirk Allain

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

6. CONSIDER ANY AMENDMENTS TO THE AGENDA

There were no items to consider at this time.

7. PARISH PRESIDENT'S REPORT

Parish President Jason Manola was recognized and covered the following items:
Recent statewide outage of 911, Parish set up a separate line to call in the meantime;
Ongoing budget meetings;
Mayor luncheon, spoke in depth about upcoming millage renewals.

Mr. Brandon Bourgoyne gave a brief update on the La1/415 connector project and the ongoing delays from the state. Mr. Bourgoyne explained there was a phone call with the Secretary of LADOTD, Senator Kleinpeter, President Manola, and Rick Ward to express the need to keep this project on schedule.

8. PUBLIC COMMENTS

Ms. Dorothy Collor was recognized and asked about the boxes being stacked on Lafiton Ln. The Chairman explained when that item would come up on the agenda, and noted

she would be able to ask questions in regards to this at that time.

9. COMMUNICATIONS WITH COUNCIL MEMBERS AND/OR ELECTED OR APPOINTED OFFICIALS

Mr. Chance Stephens was recognized and laid out the upcoming timeline for budgets, and briefly explained upcoming budget adjustment requests.

Mr. Phillip Bourgoyne was recognized and gave a brief overview of the ongoing work of the Roads and Drainage departments.

10. COUNCIL MEETING AS BOARD OF REVIEW TO HEAR ANY AND ALL PROTESTS FROM TAXPAYERS ON THE 2025 TAX ASSESSMENTS

A. Appeal to Board of Review for 2025 Tax Assessment of:

6454 Highway 1 South Brusly, La 70719 for Cerniglia Enterprises LLC. Assessment Number 204700004600 Identified by the WBR Assessor as: Lot 1 Skyview Acres CONT 2.81 AC IN SEC 22 T8S R12E 47-46 (MB476)

The Council at this time met as the Board of Review in order to hear all appeals and protests as well as the 2025 Tax assessment Report.

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

Mr. Louis Barcelona Jr. of Cerniglia Enterprises LLC., was recognized and explained to the Council his reason for requesting the appeal of the new fair market value of the aforementioned property.

No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Council Chairman at this point declared the Public Hearing closed.

A motion was made by Council Member Daryl "Turf" Babin, seconded by Council Member Katherine Andre to uphold the 2024 fair market value as set by the WBR Assessor for 6454 Highway 1 South Brusly, La 70719 for Cerniglia Enterprises LLC. Assessment Number 204700004600 Identified by the WBR Assessor as: Lot 1 Skyview Acres CONT 2.81 AC IN SEC 22 T8S R12E 47-46 (MB476).

The vote was recorded as follows:

YEAS: 8 (Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)

NAYS: 0 (None)

ABSENT: 1 Kirk Allain

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

B. Board of Review Consideration of Approval of 2025 Tax Assessment Report

At this time, the WBR Tax Assessor, Mr. Chris Guerin was recognized to present the 2025 tax assessment values of property as determined by the West Baton Rouge Parish Assessor Mr. Guerin then reviewed and read into the record excerpts from schedules A & B for real estate, personal property & public service for tax years 2024 & 2025 as well as homestead exempted property totals and personal property value changes for the same. Mr. Guerin certified the assessment lists of West Baton Rouge Parish for 2025 to the Board of Review in the amount of \$789,414,621.00, with the additional total assessment for 2025 Public Service from the Louisiana Tax Commission being \$49,531,710.00 for a Grand Total of \$838,946,331.00 which is a decrease of 1.3% overall.

A motion was made by Council Member Alan Crowe, seconded by Council Member Daryl "Turf" Babin to certify the 2025 Assessment Lists of West Baton Rouge Parish in the amount of \$789,414,621.00 as presented by WBR Assessor Chris Guerin.

The vote was recorded as follows:

YEAS: 8 (Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)

NAYS: 0 (None)

ABSENT: 1 Kirk Allain

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

11. NEW BUSINESS

A. Set Halloween- Trick or Treat times for the Unincorporated Areas of West Baton Rouge Parish for Friday, October 31st, from 5:30pm to 7:30pm.

A motion was made by Council Member Brady Hotard, seconded by Council Member Kenneth Gordon to approve setting Halloween — Trick or Treat times for the unincorporated areas of West Baton Rouge Parish for **Friday, October 31st, from 5:30pm to 7:30pm.**

The vote was recorded as follows:

YEAS: 8 (Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)

NAYS: 0 (None)

ABSENT: 1 Kirk Allain

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

B. Consider Approval of The Mass Meeting Request of Erwinville Raised Me at the location of 10120 Bueche Rd. Bueche, La 70729.

Ms. Lamonica Butler was recognized representing Erwinville Raised Me, which is requesting the Mass Meeting permit MM#2025-01 for October 4, 2025, at the location of 10120 Bueche Rd. Bueche, La 70729. Ms. Butler explained this was a picnic and would not be serving alcohol.

A motion was made by Council Member Kenneth Gordon, seconded by Council Member Katherine Andre to approve The Mass Meeting Request of Erwinville Raised Me at the location of 10120 Bueche Rd. Bueche, La 70729, File#MM2025-01

The vote was recorded as follows:

YEAS: 8 (Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)

NAYS: 0 (None)

ABSENT: 1 Kirk Allain

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

12. PUBLIC HEARING ON PREVIOUSLY INTRODUCED ORDINANCES

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 and briefly explained the reasons for this request, also noting Planning and Zoning recommended approval of the aforementioned item.

No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Council Chairman at this point declared the Public Hearing closed.

A motion was made by Council Member Alan Crowe, seconded by Council Member Katherine Andre to approve 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 the 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: 8 (Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)

NAYS: 0 (None)

ABSENT: 1 Kirk Allain

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. Bourgoyne was again recognized and explained the reasons for the aforementioned ordinance, which was created by the Zoning Review Board, also noting this item was recommended for approval by the Planning and Zoning Commission. No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Council Chairman at this point declared the Public Hearing closed. Councilman Crowe briefly explained the reasons for the changes in this ordinance. Mrs. Tullier noted an amendment that would be needed; Line#152 would need to be updated to read 100ft.

A motion was made by Council Member Brady Hotard, seconded by Council Member Kenneth Gordon to approve with amendment to line#152 as noted 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: 8 (Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)

NAYS: 0 (None)

ABSENT: 1 Kirk Allain

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

Ordinance 42 of 2025 can be found at the end of these minutes.

13. CONSIDER STATUS REPORT, CHANGE ORDER AND/OR OTHER MATTERS AS REQUIRED ON CURRENT PROJECTS

- A. Consider Change Order No. 1 for 2025 Asphalt Road Rehab Program for Rebelle Lane.**

Mr. Phillip Bourgoyne was recognized and explained the reasons for the aforementioned change order and offered to answer any questions.

A motion was made by Council Member Daryl "Turf" Babin, seconded by Council Member Katherine Andre to approve Change Order No. 1 for 2025 Asphalt Road Rehab Program for Rebelle Lane.

The vote was recorded as follows:

YEAS: 8 (Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)

NAYS: 0 (None)

ABSENT: 1 Kirk Allain

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

14. RESOLUTIONS

- A. A Resolution To Authorize The Parish President To Execute The Entity-State Agreements Between The Parish Of West Baton Rouge And The Louisiana Department Of Transportation For Funding And Responsibility of Sidewalk Project (State Project Number H.014944, Multi-Use Path And Sidewalks Phase 1,**

Court Street)

Mr. Brandon Bourgoyne was recognized and briefly explained the reason for the aforementioned resolution, and offered to answer any questions.

A motion was made by Council Member Alan Crowe, seconded by Council Member Gary Joseph to approve A Resolution To Authorize The Parish President To Execute The Entity-State Agreements Between The Parish Of West Baton Rouge And The Louisiana Department Of Transportation For Funding And Responsibility of Sidewalk Project (State Project Number H.014944, Multi-Use Path And Sidewalks Phase 1, Court Street).

The vote was recorded as follows:

YEAS: 8 (Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)

NAYS: 0 (None)

ABSENT: 1 Kirk Allain

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

Resolution 21 of 2025 can be found at the end of these minutes.

B. Resolution Of The West Baton Rouge Parish Council For The Purpose Of Updating Contract For Special Legal Counsel

Chairman Denstel briefly explained the need for this resolution, and offered to answer any questions.

A motion was made by Council Member Kenneth Gordon, seconded by Council Member Daryl "Turf" Babin to approve the Resolution Of The West Baton Rouge Parish Council For The Purpose Of Updating Contract For Special Legal Counsel.

The vote was recorded as follows:

YEAS: 8 (Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)

NAYS: 0 (None)

ABSENT: 1 Kirk Allain

ABSTAIN: 0 (None)

As a result of the votes, the motion Passed.

Resolution 22 of 2025 can be found at the end of these minutes.

15. INTRODUCTION OF ORDINANCES

Mrs. Tullier, Council Clerk read by title the below proposed ordinance/s being introduced and publicized by title, and considered for adoption following a public hearing as specified below, at 5:30 pm in the Council Chambers, located at 880 North Alexander Avenue, Port Allen, La.:

- A.** An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III ("Unified Development Code"), Chapter 101 ("General Provisions"), Section 101-1 ("Definitions"); And Chapter 105 ("Subdivisions"), Article II (Minimum Design Standards), Section 105-40 ("Improvements") Public Hearing Date: October 9, 2025

16. CONSIDER SUBDIVISION PLATS, CONDEMNATIONS, WAIVERS AND MATTERS RELATED THERETO

- A. Consider Variance Application for Workbox LLC. at 2160 Lobdell Hwy. Port Allen, La 70767, Requesting Site Plan Variance on Setbacks and Height Restrictions.**

Mr. Martin Padial, the owner of Workbox, and the applicant for the aforementioned waiver, was recognized and explained the reasons he is asking for the two waivers listed, one for double stacking and one for a reduction of the setbacks of said property. Mr. Padial explained the hardship was the size and configuration of the property to fit all the items required for his rental business. Ms. Dorothy Collor, who lives near the property, was asking about what happens when we have hurricanes and high winds, what happens with the double-stacked boxes. Ms. Collor also asked what, if anything, was being stored in said boxes. Council member Katherine Andre asked for a hardship definition. Ms. Canezaro briefly read aloud the hardship applicability language in the parish code. Ms. Canezaro went on to explain the parameters of a consent judgment

from 2016 which has never been adhered to. Chairman Denstel pointed out the location of the boxes which obstructed the view of roadways.
Chairman Denstel asked Mrs. Tullier to read into the record the two letters of objection received from Mr. Brandon Bourgoyne, Public Works Director, and Mr. John Andre, Roads Superintendent. Council Member Walker noted the safety concerns on the roadways and explained why he would support denying this request.

A motion was made by Council Member Alan Crowe, seconded by Council Member Atley Walker to deny the Variance Application for Workbox LLC. At 2160 Lobdell Hwy. Port Allen, La 70767, Requesting Site Plan Variance on Setbacks and Height Restrictions.

The vote was recorded as follows:
YEAS: 8 (Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)
NAYS: 0 (None)
ABSENT: 1 Kirk Allain
ABSTAIN: 0 (None)
As a result of the votes, the motion Passed and the variance requests were denied.

17. **ALCOHOL PERMITS**

- A. **Consider Approval of MMA Express Inc. dba MMA Express located at 1521 Hwy 190 W. Port Allen, La 70767, Class B Liquor License.**
Mrs. Tullier explained the aforementioned business has met all the requirements of Chapter 6 Alcoholic Beverages of the WBR Parish Code of Ordinances, and offered to answer any questions.

Vice Chairman Alan Crowe made comments in regard to previous tenants at this location and the issues that we have had in the past, explaining to the applicant if those issues come up once again, the Council will act as we as a Council did in the past.

A motion was made by Council Member Alan Crowe, seconded by Council Member Daryl "Turf" Babin to approve the alcohol permit of MMA Express Inc. dba MMA Express located at 1521 Hwy 190 E. Port Allen, La 70767, Class B Liquor License.

The vote was recorded as follows:
YEAS: 8 (Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)
NAYS: 0 (None)
ABSENT: 1 Kirk Allain
ABSTAIN: 0 (None)
As a result of the votes, the motion Passed.

18. **CORRESPONDENCE REPORT**

Correspondence Report from Council Clerk, Mrs. Michelle Tullier included the following items:
•Next Planning & Zoning Meeting Tuesday, October 7, 2025 at 5:30pm;
•Next Council Meeting Thursday, October 9, 2025 at 5:30pm.

19. **ADJOURN**

There being no further business, a motion to adjourn was made by Council Member Brady Hotard and was adopted by acclamation at 06:45 PM.



Carey Denstel, Chairman



Michelle Z. Tullier, Council Clerk



LISA H. TATE, CLDA
CHIEF DEPUTY

Christopher P. Guerin, CLA

----- ASSESSOR -----

PARISH OF WEST BATON ROUGE
P.O. BOX 76
PORT ALLEN, LOUISIANA 70767-0076
www.wbrassessor.org

850 STH STREET
COURTHOUSE BLDG., ROOM 11
PORT ALLEN, LOUISIANA
PHONE (225)344-6777
FAX (225) 344-6779

September 8, 2025

West Baton Rouge Parish Council
Post Office Pox 757
Port Allen, Louisiana 70767

Dear Council Members:

Pursuant to Louisiana Revised Statute 47:1992, this is to advise you that I have prepared the assessment lists of real and personal property in and for the Parish of West Baton Rouge and that said lists have been exposed daily for inspection by the taxpayers and other interested parties for a period of fifteen calendar days which began August 15, 2025 and ended August 30, 2025 (notice of exposure was published in the July 24 and August 7, 2025 editions of The Advocate).

Now that the exposure period is over and the lists have been corrected where necessary for any clerical or assessment errors, I hereby certify the assessment lists of West Baton Rouge Parish for 2025 to you as the Board of Review in the Amount of \$789,414,621.

A period of fifteen days, beginning September 1 and ending September 16, 2025 has been set up for the Board of Review to receive any protest. Any taxpayer desiring to be heard must file their protest by September 18, 2025 which is seven (7) days prior to the final Board of Review meeting. September 25, 2025 being the fifteenth day, is set for the Board of Review to meet and review this year's assessments (notice of the fifteen-day protest period and date the Parish Council will meet as the Board of Review has been published in the August 28 and September 18, 2025 editions of The Advocate).

Christopher P. Guerin, CLA
Assessor

CPG/lt
Attachments
CC: Louisiana Tax Commission

RECEIVED:

West Baton Rouge Parish Council
September 8, 2025



LISA H. TATE, CLDA
CHIEF DEPUTY

ASSESSOR-----

PARISH OF WEST BATON ROUGE
P.O. BOX 76
PORT ALLEN, LOUISIANA 70767-0076
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850 8TH STREET
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ASSESSMENT SCHEDULES A and B
For the Tax Years 2025 & 2024

2025 Schedule A

The schedule below shows a comparison of assessed values determined by the Assessor for 2025 and the net value of the 2024 Assessment Roll. Also shown are the 2025 and 2024 Public Service assessments as determined by the Louisiana Tax Commission.

	2025	2024	Increase {Decrease}	% Increase {Decrease}
Real Estate(H/E & T/P)	\$ 308,033,421	\$ 303,722,897	\$ 4,310,524	1.4%
Personal Property	481,381,200	496,297,030	{14,915,830}	-3.0%
Total	(1) 789,414,621	800,019,927	(10,605,306)	-1.3%
Public Service	(2) 49,531,710	50,281,900	{750,190}	-1.5%
Grand Total	\$ 838,946,331 (3)	\$ 850,301,827	\$ (11,355,496)	-1.3%

Notations:

- (1) \$789,414,621 is the total assessed value of the 2025 assessment list determined by the Assessor and certified to the West Baton Rouge Parish Council as the Board of Review.
- (2) \$49,531,710 is the total of assessed value for 2025 Public Service assessments as determined by the Louisiana Tax Commission.
- (3) Assessment roll adjusted for 2024 change orders.

2025 Schedule B

The schedule below shows the breakdown of assessments for 2025 and 2024 showing homestead exempted property and taxpayer's property.

	2025	2024	Increase {Decrease}	% Increase {Decrease}
Homestead Exempt	\$ 57,554,402	\$ 56,739,436	\$ 814,966	1.4%
Taxpayer	(1) 781,391,929	793,562,391	{12,170,462}	-1.5%
Grand Total	\$ 838,946,331 (2)	\$ 850,301,827	\$ (11,355,496)	-1.3%

Notations:

- (1) Taxpayer liability base.
- (2) Assessment roll adjusted for 2024 change orders.

ORDINANCE 41 OF 2025

As Introduced by the West Baton Rouge Parish Council
At the Meeting of August 14, 2025
And Adopted on September 25, 2025

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. Rezoning from C-1.2 to AG-3.

NOW THEREFORE BE IT ORDAINED by the West Baton Rouge Parish Council in legal session that Chapter 104 Zoning, Sec. 104-3 Establishment of Districts, Official Zoning Map of the Compiled Ordinances of the Parish of West Baton Rouge, Louisiana is amended and re-enacted to read as follows:

Sec.104-3. Establishment Of Districts, Official Zoning Map For 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).

BE IT FURTHER ORDAINED by the West Baton Rouge Parish Council that this Ordinance shall also

serve as a Master Plan Change.

THEREFORE, BE IT FURTHER ORDAINED by the West Baton Rouge Parish Council that this ordinance shall become effective pursuant to Section 2-12 (C) of the Home Rule Charter.

THEREFORE, BE IT FURTHER RESOLVED by the West Baton Rouge Parish Council, that all other ordinances or parts of ordinances in conflict herewith are hereby repealed in their entirety.

NOW THEREFORE BE IT FURTHER RESOLVED by the Parish Council of the Parish of West Baton Rouge, Louisiana, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications of this ordinance are hereby declared severable.

THE FOREGOING ORDINANCE AFTER HAVING BEEN SUBMITTED TO A PUBLIC HEARING WAS CONSIDERED, AND UPON MOTION BY COUNCIL MEMBER ALAN CROWE, WHICH WAS SECONDED BY COUNCIL MEMBER KATHERINE ANDRE. THE ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: 8 (CROWE, ANDRE, BABIN, WALKER, DENSTEL, HOTARD, GORDON, JOSEPH)

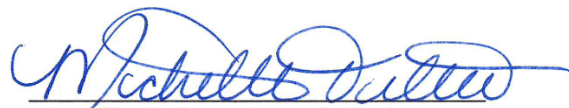
NAYS: 0 (NONE)

ABSENT: 1 (ALLAIN)

ABSTAIN: 0 (NONE)

WHEREUPON the ordinance was declared adopted on the **25th Day of September, 2025.**

ATTEST:


Michelle Tullier, Council Clerk

ORDINANCE 42 OF 2025

As Introduced by the West Baton Rouge Parish Council
At The Regular Meeting of August 14, 2025
And Adopted on September 25, 2025

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

WHEREAS the West Baton Rouge Parish Council seeks to exercise its police power to protect the health, safety and welfare of the citizens of West Baton Rouge Parish **AND**

WHEREAS as part of its role in exercising police power, the Council has from time-to-time adopted and amended zoning regulations to provide for development consistency and transparency **AND**

WHEREAS the West Baton Rouge Parish Council has determined that changes in agricultural zones is needed,

THEREFORE, BE IT ORDAINED BY THIS COUNCIL that 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 be amended and reenacted to read as follows (NOTE: underlined red words are additions and strikethrough blue words are deletions. Three asterisks - * * * indicate sections of the code skipped for brevity of this ordinance. Such sections are to be retained by the code editors.):

* * *

PART III – UNIFIED DEVELOPMENT CODE

CHAPTER 101 – GENERAL PROVISIONS

SEC. 101-1 – Definitions

* * *

Laydown/Staging yard, light means the open-air storage, distribution, and handling of materials and/or finished products or properties dedicated to the parking or storage of large trucks, trailers, and/or heavy equipment. Only 50% of the property area with a maximum area of 30,000 square feet can be dedicated to the storage of materials, finished products, and/or trucks/trailers/heavy equipment. If either area parameter is exceeded, the land use shall be construed as warehouse, storage and distribution, heavy as defined elsewhere.

~~Livestock keeping (residential setting) is the land use/zoning classification which includes, but is not limited to, the keeping, boarding, raising, feeding, and/or providing shelter for livestock whether any of the previously mentioned activities are performed on a temporary or permanent basis. This classification does not include the agricultural, commercial selling, commercial boarding or commercial veterinary service classifications that are defined elsewhere. Furthermore, the term livestock includes, but is not limited to any horse, cow, bull, ox, mule, donkey, bovine, sheep, hog, pig, goat or llama.~~

* * *

Warehouse storage and distribution, heavy, means the open-air storage, distribution and handling of materials and equipment. Typical uses include open air storage yards for construction materials (pipe, aggregate, dirt, storage containers, portable toilets, etc.) and equipment (dump trucks, cranes, dozers, flatbed trailers, etc.), stone or prefabricated concrete yards, grain elevators, [and] offshore equipment storage related to the oil industry. This land use is limited to I-2 and I-3. A special use permit for permanent outdoor storage in light industrial (I-1) districts may be granted by the parish council after the appropriate public hearing as provided for in the regulations for special use permit hearings, chapter 111, section 111-78 of the West Baton Rouge Parish Code of Ordinances. A special use permit for agricultural storage and distribution, heavy, may be granted by the parish council in AG-3 ~~only~~, after the appropriate public hearing as provided for in the regulations for special use permit hearings in chapter 111, section 111-78.

* * *

Chapter 104 - ZONING ORDINANCE

* * *

ARTICLE II. - DISTRICT REGULATIONS

* * *

Sec. 104-26. - Adoption, amendment, and interpretation of zoning districts.

Map Code	District Name
AG	<u>Agricultural</u>
<u>AG-1</u>	<u>Agricultural Small Scale</u>
<u>AG-2</u>	<u>Agricultural Moderate Scale</u>
<u>AG-3</u>	<u>Agricultural Full Scale</u>

Note: (Code Editors please add the aforementioned in the appropriate alphabetical location)

* * *

Sec. 104-28. - Base district regulations by zoning districts.

AG – Agricultural District (22,500 square feet minimum area)

1. Purpose. The purpose of the AG agricultural district is to reserve areas of the parish which have historically been used for agricultural and related purposes, to allow single family development and to limit the uses that may be incompatible with those permitted uses.
2. Permitted, prohibited and special uses. See appendix A to this chapter.

~~AG-1—Agricultural Small (22,500 square feet minimum area) district~~

1. Purpose. The purpose of the AG-1 district is to reserve areas of the parish which have historically been used for agricultural purposes and allow small lot, single family development with use restrictions for this zone.
2. Permitted, prohibited and special uses. See appendix A to this chapter

~~AG-2—Agricultural Moderate (64,340 square feet minimum area) district~~

1. Purpose. The purpose of the AG-2 district is to reserve areas of the parish which have historically been used for agricultural purposes and all medium lot, single family development, with some incidental livestock and poultry allowed.
2. Permitted, prohibited and special uses. See appendix A to this chapter

~~AG-3—Agricultural Full Scale (4 acre minimum) district~~

1. Purpose. The purpose of the AG-3 district is to reserve areas of the parish which have historically been used for agricultural and related purposes and to limit the uses that may be incompatible with those permitted uses.
2. Permitted, prohibited and special uses. See appendix A to this chapter

Note: (Code Editors please add the aforementioned in the appropriate alphabetical location)

* * *

APPENDIX A- ZONING DISTRICTS

The table below indicates which land and building uses are permissible and non-permissible in each zoning district. The phrase "any other similar uses compatible with" each zone may applied by the zoning administrator for C-1, I-1, I-2 and I-3 zoning districts. The following codes apply:

- P = Permitted use;
- Blank Space = Prohibited use;
- S = Special use permit required for the use.
- () = Special notation for certain zones and/or size restrictions
- > = Greater Than , < = Less Than

1.5ac. = 65,340 Sq. ft.,

4ac. = 174,240 Sq. ft.

Use Classifications	R-SF-1, R-SF-2, R-SF-3, R-ED, R-2F	R-MF-1, R-MF-2, R-MF-3	R-MH, R-M	C-1.1	C-1.2	C-1.3	C-1.4	C-2	I-1, I-2	I-3	AG	A-G-1	AG-2	AG-3	B-1, B-2	PO S-C-RV; PF
Accessory residential				S	S	S	S		S	S	S (>4ac. Only)			S		
Administrative and business offices, community-scaled					P	P	P		P	P						

Administrative and business offices, regional-scaled						P	P		P	P						
Adult uses/materials						S	P									
Agricultural sales and services					P	P	P		P (S in I-2)	S	<u>P</u> (>1.5ac. Only)	S	P	P		
Airport (See: Private landing strips also)										P						
Amusement arcade					P	P	P									
Animal kennels					P	P	P				<u>P</u> (>1.5ac. Only)	S	P	P		
Animal production											<u>P</u> (>1.5ac. Only)	S	P	P	P	
Animal sales and services, general							S				<u>P</u> (>1.5ac. Only)	S	P	P		
Animal sales and services, limited					P	P	P				<u>P</u> (>1.5ac. Only)	S	P	P		
Apartments (See: Residential/multiple-family)																
Aquaculture							S		S (I-1 only)		<u>P</u> (>1.5ac. Only)	P	P	P		
Arts and crafts studio				P	P	P	P									
Auto salvage yard (See: Junkyard)																
Automobile and equipment repair						P	P		P (I-1 only)							
Automobile sales and rentals, community-scaled					P	P	P									
Automobile sales and rentals, regional-scaled						P	P									
Automotive, fuel station					P	P	P									
Automotive service station					P	P	P									
Bar (See: Tavern, bar or lounge)																
Bed and breakfast, Air BNB	P						S				<u>P</u> (>1.5ac. Only)		P	P		
Business support services					P	P	P									
Campground																P
Car wash					P	P	P									
Cemetery	P						S		S	S	<u>S</u>	S	S	S		
Church, religious assembly	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P
Club or lodge, private					P	P	P	P								
Coal storage									P	P						

								(I-2 only)							
College and university facilities						P	P								
Commercial, seasonal outdoor	S (R-SF-1, R-SF-2, and R-SF-3 only)			S	S	S	S		S	S	<u>S</u>	S	S	S	
Communication services						P	P		S						
Communications towers					P	P	P		P	P	<u>P (>4ac Only)</u>			P	P
Concrete crusher									S (I-2 only)	P					
Concrete statues, handiwork						P	P		P (I-1 only)		<u>P (>4ac Only)</u>			P	
Condominium (See: Residential/condominium)															
Congregate housing				S	S	S	S								
Construction materials plants									P (I-2 only)	P					
Construction sales and services						P	P		P (I-1)						
Consumer repair services					P	P	P								
Cultural services				P	P	P	P								
Day care centers, preschools, nursery schools	P	P	P	P	P	P	P				<u>P (>1.5ac Only)</u>	P	P	P	
Dormitory						P	P								
Duplex (See: Residential/duplex)															
Exterminating services						P	P								
Farms	S				P	P	P		P	P	<u>P (>4ac Only)</u>			P	P
Financial services					P	P	P								
Food sales				P	P	P	P								
Fraternity/sorority residence						P	P								
Funeral home					P	P	P								
Gaming facility								P							
Garden center				P	P	P	P								

[illegible]

Sec. 106-126. - I-1 site development regulations

Adjacent to residential, POS-C-RV, AG, ~~AG-1~~, ~~AG-2~~ or PF districts or zones

* * *

Sec. 106-128. - I-3 site development regulations.

Interior side or rear yard:

Adjacent to residential, POS-C-RV, AG, ~~AG-1~~ ~~AG-2~~ or PF districts or zones

* * *

Sec. 106-134. AG Site development regulations

(a) Site development regulations in AG district is as follows

(1) Minimum lot area: 22,500 square feet

(2) Minimum lot width: 100 feet

(3) Minimum lot depth: 120 feet

(4) Minimum front yard: 30 feet

(5) Minimum side yard: 10 feet

(6) Minimum rear yard: 10 feet

(b)Miscellaneous provisions.

1. Only small poultry allowed on lots <1.5 acres
2. No livestock allowed on lots <1.5 acres
3. All animals in this AG are to be contained behind any residence or building.
4. See Chapter 14 for more detailed animal regulations

* **

Sec. 106-134. AG-1 site development regulations.

(b) Site development regulations in AG-1 districts are as follows

1) Minimum lot area:	22,500 Sq. ft
(2) Minimum lot width:	100 feet
(3) Minimum lot depth:	120 feet
(4) Minimum front yard:	30 feet
(5) Minimum side yard:	10 feet
(6) Minimum rear yard:	10 feet

(b)Miscellaneous provisions.

- ~~5. Only small poultry allowed~~
- ~~6. No livestock allowed~~
- ~~7. All animals in this zone are to be contained behind any residence or building.~~

Sec. 106-35. AG-2 site development regulations.

(a) Site development regulations in AG-2 districts are as follows

1) Minimum lot area:	65,340 Sq. ft
(2) Minimum lot width:	100 feet
(3) Minimum lot depth:	120 feet
(4) Minimum front yard:	30 feet
(5) Minimum side yard:	10 feet
(6) Minimum rear yard:	10 feet

(b) Miscellaneous provisions.

- ~~1. Poultry allowed~~
- ~~2. Small animals allowed~~
- ~~3. One large animal per acre~~
- ~~4. All animals in this zone are to be contained behind any residence or building.~~

Sec. 1036-36. AG-3 site development regulations
(a) Site development regulations in AG-3 districts are as follows

1) Minimum lot area:	4 acres
(2) Minimum lot width:	100 feet
(3) Minimum lot depth:	120 feet
(4) Minimum front yard:	30 feet
(5) Minimum side yard:	10 feet
(6) Minimum rear yard:	10 feet

(b) Miscellaneous provisions:
1. All animals in this zone are to be contained behind any residence or building.

* * *

BE IT FURTHER ORDAINED by the West Baton Rouge Parish Council that this ordinance shall become effective upon the signature of the Parish President.

THEREFORE BE IT FURTHER RESOLVED by the West Baton Rouge Parish Council, that all other ordinances or parts of ordinances in conflict herewith are hereby repealed in their entirety.

NOW THEREFORE BE IT FURTHER RESOLVED by the Parish Council of the Parish of West Baton Rouge, Louisiana, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items, or applications of this ordinance are hereby declared severable.

THE FOREGOING ORDINANCE AFTER HAVING BEEN SUBMITTED TO A PUBLIC HEARING WAS CONSIDERED, AND UPON MOTION BY COUNCIL MEMBER BRADY HOTARD, WHICH WAS SECONDED BY COUNCIL MEMBER KENNETH GORDON. THE ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: 8 (HOTARD, GORDON, WALKER, BABIN, DENSTEL, CROWE, ANDRE, JOSEPH)

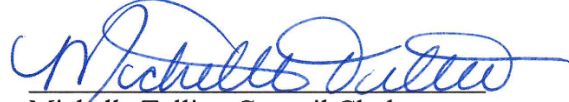
NAYS: 0 (NONE)

ABSENT: 1 (ALLAIN)

ABSTAIN: 0 (NONE)

WHEREUPON the ordinance was declared adopted on the **25th Day of September, 2025.**

ATTEST:


Michelle Tullier, Council Clerk

RESOLUTION 21 OF 2025

A Resolution To Authorize The Parish President To Execute The Entity-State Agreements Between The Parish Of West Baton Rouge And The Louisiana Department Of Transportation For Funding And Responsibility Sidewalk Project (State Project Number H.014944, Multi-Use Path And Sidewalks Phase 1, Court Street)

WHEREAS West Baton Rouge Parish Government has sought and successfully secured partial funding for the Court Street sidewalk project, in order to secure said funding, the Parish is required to enter into various Agreements with the funding agency (DOTD) **AND**

WHEREAS this Council has previously supported – and continues to support – partnerships with state and federal agencies to provide alternative transportation solutions for the people and businesses in West Baton Rouge Parish, **AND**

WHEREAS, in order to proceed with said agreement, LaDOTD requires that the legislative body of the local government authorizes its chief executive “the Parish President” to execute the agreements titled:

**ENTITY /STATE AGREEMENT
STATE PROJECT NO. H.014944
FEDERAL AID PROJECT NO. H014944
LA 76: MULTI-USE PATH & SIDEWALKS, PH 1
LA 76
WEST BATON ROUGE PARISH**

NOW THEREFORE BE IT RESOLVED THAT Parish President Jason P. Manola is hereby authorized to execute an Entity-State Agreement (“ESA”) for the Court Street sidewalk project (State Project Number H.014944); agreement being between West Baton Rouge Parish Government and the State of Louisiana Department of Transportation and Development.

NOW THEREFORE BE IT FURTHER RESOLVED, to the extent that prior resolutions or acts of this council which conflict with this resolution, those prior resolutions and actions are superseded by this resolution.

NOW THEREFORE BE IT FURTHER RESOLVED by the Parish Council of the Parish of West Baton Rouge, Louisiana, that if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items, or applications of this resolution are hereby declared severable.

A MOTION TO ADOPT the above resolution was made by Council Member Alan Crowe, seconded by Council Member Gary Joseph, and resulted in the following vote:

YEAS: 8 (Crowe, Joseph, Babin, Walker, Denstel, Hotard, Gordon, Andre)

NAYS: 0 (None)

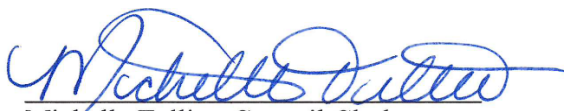
ABSENT: 1 (Allain)

ABSTAIN: 0 (None)

Passed by a majority vote of the West Baton Rouge Parish Council on the 25th Day of September, 2025.

CERTIFICATE

I, Michelle Tullier, Council Clerk of the West Baton Rouge Parish Council do hereby certify that the above and foregoing is true and correct copy of a resolution adopted by said body at its Regular Meeting of September 25, 2025 at which meeting a majority of the members were present and voting.


Michelle Tullier, Council Clerk

RESOLUTION 22 OF 2025

**RESOLUTION OF THE WEST BATON ROUGE PARISH COUNCIL FOR THE PURPOSE OF
UPDATING CONTRACT FOR SPECIAL LEGAL COUNSEL**

WHEREAS, the Parish of West Baton Rouge continues to undertake increasing amounts of population growth as witnessed in the recent 2020 census, ranking 3rd in the State of Louisiana; and

WHEREAS the West Baton Rouge Parish Council has had an increasing number of items on the agenda which include public hearings regarding zonings, re-zonings, planning items and believes many current and future items will include new growth in green energy, business development, industrial expansion, and new residential developments, just to name a few; and

WHEREAS, the West Baton Rouge Parish Council may retain Special Legal Counsel by written contract as permitted by the West Baton Rouge Parish Home Rule Charter or by Ordinance for the specific purpose of providing legal consultation and advisement to the West Baton Rouge Parish Council, to represent the Council in all legal proceedings, and to perform any other legal service duties permitted by the West Baton Rouge Parish Home Rule Charter or by Ordinance; and

WHEREAS, the West Baton Rouge Parish Council has previously retained Kristen Canezaro of the 18th JDC and wishes to update the Legal Services Agreement with Ms. Canezaro, said agreement is attached hereto and identified as “Exhibit A”.

NOW THEREFORE BE IT RESOLVED, the West Baton Rouge Parish Council authorizes Council

Chairman Carey Denstel to sign the updated Legal Services Agreement with Ms. Kristen Canezaro, attached hereto as “Exhibit A”.

BE IT FURTHER RESOLVED that if any portion or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without invalid provisions, items or applications and to this end the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED, that all resolutions or parts thereof in conflict herewith are hereby repealed.

The Foregoing Resolution Was Considered, And, After Public Discussion, A Motion To Approve Was Made By Commissioner Kenneth Gordon, Which Was Seconded By Commissioner Daryl “Turf” Babin.

The Resolution Was Submitted To A Vote, The Vote Thereon Was As Follows:

YEAS: 8 (Gordon, Babin, Walker, Denstel, Crowe, Hotard, Andre, Joseph)

NAYS: 0 (None)

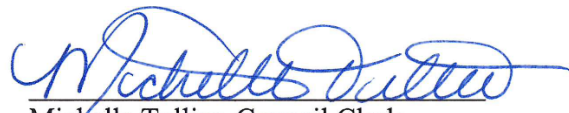
ABSENT: 1 (Allain)

ABSTAIN: 0 (None)

As a result of the votes the resolution was adopted this **25th day of September, 2025.**

CERTIFICATE

I, Michelle Tullier, Council Clerk of the West Baton Rouge Parish Council, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by said body at its Regular Meeting of September 25, 2025 at which meeting a majority of the members were present and voting.


Michelle Tullier, Council Clerk