

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, October 7, 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, October 7, 2025 and called to order at 05:30 PM.

2. SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

Vice Chairman Justin Brown asked that all electronic devices be placed on silent.

3. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Joycelyn Green led everyone in an opening prayer, followed by Commissioner Russell Vallet, who led everyone in the Pledge of Allegiance.

4. ROLL CALL

The following members were recorded as being present: Joycelyn Green, Russell Vallet, Gary Leblanc, Justin Brown, Peyton Gascon.

Absent: Mr. Ray Rivet, Todd Plauche, Alfreda Jackson, David Rodrigue

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 September 16, 2025.

A motion was made by Commissioner Russell Vallet, seconded by Commissioner Gary Leblanc, to approve the minutes from the regular meeting of September 16, 2025.

The vote was recorded as follows:

YEAS: 5 (Joycelyn Green, Russell Vallet, Gary Leblanc, Justin Brown, Peyton Gascon)
NAYS: 0 (None)
ABSENT: 4 (Ray Rivet, Todd Plauche, Alfreda Jackson, David Rodrigue)
ABSTAIN: 0 (None)

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

6. CORRESPONDENCE:

7. PUBLIC HEARING:

A. An Ordinance To Amend And Reenact Part III (Unified Development Code) Chapter 111 (Administration and Enforcement), Article IV (Zoning Enforcement), Sec. 111-78 (Special, Conditional Use Requirements and Procedures)

The Vice 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 about the ordinance changes that were being proposed. These changes came from the Zoning Review Board. No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Vice Chairman at this point declared the Public Hearing closed.

A motion was made by Commissioner Peyton Gascon, seconded by Commissioner Russell Vallet to **recommend approval** for An Ordinance To Amend And Reenact Part III (Unified Development Code) Chapter 111 (Administration and Enforcement), Article IV (Zoning Enforcement), Sec. 111-78 (Special, Conditional Use Requirements and Procedures).

The vote was recorded as follows:

YEAS: 5 (Joycelyn Green, Russell Vallet, Gary Leblanc, Justin Brown, Peyton Gascon)
NAYS: 0 (None)
ABSENT: 4 (Ray Rivet, Todd Plauche, Alfreda Jackson, David Rodrigue)
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) For Request of Michael Kauffman with MBK Land LLC. Regarding Property located at 838 Hwy 190 West, Port Allen LA 70767. File #2025-25: Described by the WBR Assessor as: TRACT E-7 & W P/O TRACT E-8 CONT 4.59 AC BELAIR INDUSTRIAL PARK. Requesting a Special Use Permit for Wrecker Service/Storage Facility in I-2.**

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

Mr. Bourgoyne was recognized and explained his zoning analysis. There was lengthy discussion both for and against the aforementioned item. Those speakers consisted of: Dustin Simoneaux, Louie Vielee, Robert Duncan, Joseph Hidalgo, Jami Yearwood, Andy Vielee, Caleb LeBlanc and Michael Kauffman. There was discussion as to theft, fire hazards and appearances. No additional public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Vice 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** of 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) For Request of Michael Kauffman with MBK Land LLC. Regarding Property located at 838 Hwy 190 West, Port Allen LA 70767. File #2025-25: Described by the WBR Assessor as: TRACT E-7 & W P/O TRACT E-8 CONT 4.59 AC BELAIR INDUSTRIAL PARK. Requesting a Special Use Permit for Wrecker Service/Storage Facility in I-2. .

The vote was recorded as follows:

YEAS: 5 (Joycelyn Green, Russell Vallet, Gary Leblanc, Justin Brown, Peyton Gascon)

NAYS: 0 (None)

ABSENT: 4 (Ray Rivet, Todd Plauche, Alfreda Jackson, David Rodrigue)

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, and Section 111-78 (Special, Conditional Use Requirements And Procedures) For Request of Michael Kauffman with MBK Land LLC. Regarding Property located at 838 Hwy 190 West, Port Allen LA 70767. File #2025-26: Described by the WBR Assessor as: TRACT E-7 & W P/O TRACT E-8 CONT 4.59 AC BELAIR INDUSTRIAL PARK. Requesting a Special Use Permit for Commercial Seasonal Fireworks in I-2.**

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

Mr. Bourgoyne was recognized and explained his zoning analysis. Vice Chairman Brown questioned if there would be a permanent structure there or a temporary structure. Mr.

Michael Kauffman stated it would only be a temporary tent for a certain timeframe. There was discussion as to theft, fire hazards and appearances. No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Vice Chairman at this point declared the Public Hearing closed.

A motion was made by Commissioner Gary Leblanc, seconded by Commissioner Joycelyn Green, to **recommend approval** of 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) For Request of Michael Kauffman with MBK Land LLC. Regarding Property located at 838 Hwy 190 West, Port Allen LA 70767. File #2025-26: Described by the WBR Assessor as: TRACT E-7 & W P/O TRACT E-8 CONT 4.59 AC BELAIR INDUSTRIAL PARK. Requesting a Special Use Permit for Commercial Seasonal Fireworks in I-2.

The vote was recorded as follows:

YEAS: 5 (Joycelyn Green, Russell Vallet, Gary Leblanc, Justin Brown, Peyton Gascon)

NAYS: 0 (None)

ABSENT: 4 (Ray Rivet, Todd Plauche, Alfreda Jackson, David Rodrigue)

ABSTAIN: 0 (None)

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

- D. 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”)**

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

Mr. Bourgoyne was recognized again and explained the proposed ordinance changes which came out of the zoning review board. The changes were a duplicate definition for Marine services and to increase the fire hydrant distance from 600 feet to 1,000 feet, which would match our minor subdivision code. No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Vice Chairman at this point declared the Public Hearing closed.

A motion was made by Commissioner Peyton Gascon, seconded by Commissioner Russell Vallet, to **recommend approval** of 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”)

The vote was recorded as follows:

YEAS: 5 (Joycelyn Green, Russell Vallet, Gary Leblanc, Justin Brown, Peyton Gascon)
NAYS: 0 (None)
ABSENT: 4 (Ray Rivet, Todd Plauche, Alfreda Jackson, David Rodrigue)
ABSTAIN: 0 (None)

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

8. **ADJOURN**

A motion was made by Commissioner Joycelyn Green, seconded by Commissioner Gary Leblanc to adjourn the zoning meeting at 6:05 pm.

The vote was recorded as follows:

YEAS:0 (None)
NAYS:0 (None)
ABSENT:4 Ray Rivet, Todd Plauche, Alfreda Jackson, David Rodrigue
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, October 7, 2025 and called to order at 06:05 PM.

9. **APPROVE MINUTES OF PREVIOUS MEETING**

A. Approval of Minutes from the regular meeting of September 16, 2025.

A motion was made by Commissioner Gary Leblanc, seconded by Commissioner Peyton Gascon to approve the minutes from the regular meeting of September 16, 2025.

The vote was recorded as follows:

YEAS:5 (Joycelyn Green, Russell Vallet, Gary Leblanc, Justin Brown, Peyton Gascon)
NAYS:0 (None)
ABSENT:4 Ray Rivet, Todd Plauche, Alfreda Jackson, David Rodrigue
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 — October 9, 2025
- Planning & Zoning- October 21, 2025

13. ADJOURN

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

Justin Brown, Vice 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.

