

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, December 2, 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, December 2, 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 Jackson led everyone in an opening prayer followed by Commissioner Green, 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, David Rodrigue, Peyton Gascon.

Absent: Mr. Justin Brown

Also present were Mr. Brandon Bourgoyne, Public Works Director, and Mrs. Mallorie Davis, Secretary.

5. APPROVE MINUTES OF PREVIOUS MEETING

A. Approval of Minutes from the regular meeting of November 4, 2025.

A motion was made by Commissioner Ray Rivet, seconded by Commissioner Alfreda Jackson to approve the minutes from the regular meeting of November 4, 2025.

The vote was recorded as follows:

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

NAYS:0 (None)

ABSENT:1 (Justin Brown)

ABSTAIN:1 (Peyton Gascon)

As a result of the votes, the motion Passed.

6. CORRESPONDENCE:

7. PUBLIC HEARING:

A. An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 104 (“Zoning Ordinance”), Appendix A (“Zoning Districts”), Chapter 105 (“Subdivisions”), Article II (“Minimum Design Standards”), Sec. 105-40 (“Improvements”) The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.

Mr. Bourgoyne was recognized and presented the ordinance changes recommended by the Zoning Review Board. He explained the new streetlight standards for Parish-owned roads and the addition of “plant nursery” as a special use under I-1 zoning. 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 Gascon, seconded by Commissioner 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 104 (“Zoning Ordinance”), Appendix A (“Zoning Districts”), Chapter 105 (“Subdivisions”), Article II (“Minimum Design Standards”), Sec. 105-40 (“Improvements”)

The vote was recorded as follows:

YEAS: 8 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, David Rodrigue, Peyton Gascon)

NAYS: 0 (None)

ABSENT: 1 (Justin Brown)

ABSTAIN: 0 (None)

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

B. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning 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) File# 2025-27 For Request of TMI Enterprise LLC. Requesting a Special Use Permit for Wrecker Service/Storage Facility in I-2.

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

Mr. Bourgoyne was recognized and gave a rundown of his zoning analysis. 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 reminded the Commissioners that this is a special use request and should add the requirements mentioned on the application by the owner to the special use recommendation.

A motion was made by Commissioner Peyton Gascon, seconded by Commissioner David Rodrigue to **recommend approval with special use requirements of no retail sales, no mechanical repairs, perimeter fencing, lighting and cameras** - for *An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning 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) File# 2025-27 For Request of TMI Enterprise LLC. Requesting a Special Use Permit for Wrecker Service/Storage Facility in I-2.* .

The vote was recorded as follows:

YEAS: 8 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, David Rodrigue, Peyton Gascon)

NAYS: 0 (None)

ABSENT: 1 (Justin Brown)

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 Rezoning Request Of Rolan Family Irrevocable Trust. Regarding 9131 Burnside Rd, 9133 Burnside Rd, 6781 Birdhouse Ln, 6731, Birdhouse Ln, and 6661 Birdhouse Ln Port Allen LA 70767. File #2025-28: Described by the WBR Assessor as: REMAINDER OF LOT 13-B BURNSIDE PLANTATION ESTATES 13B-11; LOT 13-B-1 CONT 0.70 AC BURNSIDE PLANTATION ESTATES 13B-11A; LOT 13-B-2 BURNSIDE PLANTATION ESTATES 13B-11B; LOT 13-B-3 CONT 0.65 AC BURNSIDE PLANTATION ESTATES 13B-11C; LOT 13-B-4 CONT 0.65 AC BURNSIDE PLANTATION ESTATES 13B-11D; Rezoning from AG (Agricultural) to R-M (Residential Minor). Master Plan Change.

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

Mr. Bourgoyne was again recognized and explained that family partitions are no longer included in the Parish Code of Ordinances. He stated that the only way a family can remove the plat language in order to sell property outside the family is to rezone the property as a minor subdivision. (*Commissioner Justin Brown was marked present at 5:43pm*) Mr. Pete Rolan and son Randal Rolan were present for questions. Mr. Pete spoke briefly about the future plan to give more property to his children. 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 questioned the amount of lots that would be allowed in the minor subdivision and Mrs. Davis explained only a max of 6 would be allowed and they currently are proposing 5.

A motion was made by Commissioner Russell Vallet, 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 Rolen Family Irrevocable Trust. Regarding 9131 Burnside Rd, 9133 Burnside Rd, 6781 Birdhouse Ln, 6731, Birdhouse Ln, and 6661 Birdhouse Ln Port Allen LA 70767. File #2025-28: Described by the WBR Assessor as: REMAINDER OF LOT 13-B BURNSIDE PLANTATION ESTATES 13B-11; LOT 13-B-1 CONT 0.70 AC BURNSIDE PLANTATION ESTATES 13B-11A; LOT 13-B-2 BURNSIDE PLANTATION ESTATES 13B-11B; LOT 13-B-3 CONT 0.65 AC BURNSIDE PLANTATION ESTATES 13B-11C; LOT 13-B-4 CONT 0.65 AC BURNSIDE PLANTATION ESTATES 13B-11D; Rezoning from AG (Agricultural) to R-M (Residential Minor). Master Plan Change..*

The vote was recorded as follows:

YEAS: 8 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, David Rodrigue, Peyton Gascon)
NAYS: 0 (None)
ABSENT: 0 ()
ABSTAIN: 1 (Justin Brown)

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 Rezoning Request of Johnny Gentile Regarding 3643 Kahn’s Road Port Allen LA 70767. File #2025-29: Described by the WBR Assessor as: LOT N-1 CONT 3.50 AC & LOT N-2 CONT .38 AC; IN SEC 115 T7S R12E BEING P/O GENTILE PROP 43C-25; Rezoning from AG (Agricultural) to R-M (Residential Minor). Master Plan Change.

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

Mr. Bourgoyne was again recognized and explained that family partitions are no longer included in the Parish Code of Ordinances. He stated that the only way a family can remove the plat language in order to sell property outside the family is to rezone the property as a minor subdivision. Mr. Johnny Gentile was present for questions. Mrs. Margeret Gentile approached the podium to ask the Commissioners what the rezoning would mean for her AG zone lot, which is adjacent and has the only access servitude to access Johnny's lot. Commissioner Plauche and Mr.

Bourgoyne clarified that this would not affect her unless she wanted to convert her family partition lot to be a part of the minor subdivision. 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 Justin Brown, seconded by Commissioner Ray Rivet 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 Johnny Gentile Regarding 3643 Kahn’s Road Port Allen LA 70767. File #2025-29: Described by the WBR Assessor as: LOT N-1 CONT 3.50 AC & LOT N-2 CONT .38 AC; IN SEC 115 T7S R12E BEING P/O GENTILE PROP 43C-25; Rezoning from AG (Agricultural) to R-M (Residential Minor). 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**.

8. ADJOURN

A motion was made by Commissioner Russell Vallet, seconded by Commissioner 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, December 2, 2025, and called to order at 05:48 PM.

9. APPROVE MINUTES OF PREVIOUS MEETING

A. Approval of Minutes from the regular meeting of November 4, 2025.

A motion was made by Commissioer Gary Leblanc, seconded by Commissioner Russell Vallet to approve the minutes from the regular meeting of November 4, 2025.

The vote was recorded as follows:

YEAS:8 (Ray Rivet, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Gary Leblanc, Justin Brown, David Rodrigue)

NAYS:0 (None)

ABSENT:0

ABSTAIN:1 (Peyton Gascon)

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 — December 11, 2025, at 5:30 pm
- Planning & Zoning — January 6, 2025, at 5:30 pm

13. ADJOURN

There being no further business, a motion to adjourn was made by Justin Brown and was adopted by acclamation at 05:50 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.