

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, July 21, 2026
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, July 21, 2026 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

- Opening prayer led by Commissioner Alfreda Jackson
- Pledge of Allegiance led by Commissioner Peyton Gascon

4. ROLL CALL

The following members were recorded as being present: Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Justin Brown, David Rodrigue, Peyton Gascon.

Absent: Mr. Joycelyn Green, Gary Leblanc

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 7, 2026.

A motion was made by Commissioner Ray Rivet, seconded by Commissioner Peyton Gascon to approve minutes from the regular meeting of July 7, 2026.

The vote was recorded as follows:

YEAS: 7 (Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Justin Brown, David Rodrigue, Peyton Gascon)
NAYS: 0 (None)
ABSENT: 2 (Joycelyn Green, Gary Leblanc)
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, 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 #26-0019: Described by the WBR Assessor as: TRACT E-7 & W P/O TRACT E-8 CONT 4.59 AC BELAIR INDUSTRIAL PARK. Requesting a Rezoning from I-1 to I-2 with a Special Use Permit for Commercial Seasonal Fireworks and Wrecker Service/storage facility.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Bourgoyne was recognized and explained to the Commissioners of the zoning map error that showed an I-2 zone layer during the rezoning in 2025. He explained that the error was discovered and now needed to be corrected. 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. There were no questions from the Commission members.

A motion was made by Commissioner Justin Brown, seconded by Commissioner David Rodrigue to **recommend approval with Special Use Permit for Commercial Seasonal Fireworks and Wrecker Service/ Storage Facility** 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, 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 #26-0019: Described by the WBR Assessor as: TRACT E-7 & W P/O TRACT E-8 CONT 4.59 AC BELAIR INDUSTRIAL PARK. Requesting a Rezoning from I-1 to I-2 with a Special Use Permit for Commercial Seasonal Fireworks and Wrecker Service/storage facility.

The vote was recorded as follows:

YEAS: 7 (Ray Rivet, Todd Plauche, Russell Vallet, Alfreda Jackson, Justin Brown, David Rodrigue, Peyton Gascon)
NAYS: 0 (None)
ABSENT: 2 (Joycelyn Green, Gary Leblanc) ABSTAIN: 0 (None)

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

PLANNING - CLEAR AGENDA

8. APPROVE MINUTES OF PREVIOUS MEETING

9. CORRESPONDENCE

10. PUBLIC HEARINGS:

11. OTHER BUSINESS:

A. SCHEDULED HEARINGS:

- Council Hearing: July 21, 2026
- P&Z Hearing: August 4, 2026

12. ADJOURN

There being no further business, a motion to adjourn was made by Justin Brown and was adopted by acclamation at 05:35 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.

