

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 N. Alexander Ave. Port Allen, La 70767**

Tuesday, May 18, 2021

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, May 18, 2021 and called to order at 5:30 PM.

2. SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

Chairman Ducote asked that all electronic devices be placed on silent.

3. PLEDGE OF ALLEGIANCE

Chairman Ducote recognized Mr. Russell Vallet who led everyone in the Pledge of Allegiance.

4. ROLL CALL

Prior to roll call, Chairman Ducote stated Mr. Brady Hotard has submitted his letter of resignation to the Secretary.

The following members were recorded as being present: Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Joy Hobbins.

Absent: Mr. Alfreda Jackson, Brady Hotard

Also present were, Mr. Kevin Durbin, Public Works Director, Mr. Louis Delahaye, Parish Attorney, and Mrs. Mallorie Davis, Secretary.

5. APPROVE MINUTES OF PREVIOUS MEETING

A. Approve the minutes of May 4, 2021

A motion was made by Ray Rivet, seconded by Joycelyn Green to approve the minutes of

May 4, 2021. The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Joy Hobbins)

NAYS: 0 (None)

ABSENT: 2 (Alfreda Jackson, Brady Hotard)

ABSTAIN: 0 (None)

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

6.CORRESPONDENCE:

7.PUBLIC HEARING:

The Chairman opened a public hearing for the purpose of receiving comments regarding, the following items: 7A, 7B, & 7C.

Ecoplexus gave a presentation regarding the entire Bueche Solar Farm project.

There was lengthy discussion both for and against items 7A, 7B and 7C, those speakers consisted of:

Mark Flores , Scott Yarbrough, Joe Hollingsworth, John Morrison, Heloise Hedland, Rich Kirkland, Cindy Cooley, Michael St. Romain, John D Coots, Scott Cooley, Heath Morris, Frank Ledoux, and Natasha Benoit.

Once the final comments were made between the Public and Ecoplexus. Chairman Ducote closed the public hearing and opened the floor to the commissioners for discussion.

Mrs. Joy Hobbins made a motion to deny and seconded by Mr. Russell Vallet. A secondary motion was made by Mr. Plauche to defer and seconded by Mr. Sid Blanchard.

The discussion between Planning and Development Commissioners, Parish Attorney, Louis Delahaye, Public Works Director, Kevin Durbin and Ecoplexus Council, Richard Ortes as to what date to defer the aforementioned items to be made.

All were in agreement to defer the items to the July 20, 2021 Planning and Zoning meeting.

Mr. Durbin notified the Commissioners that the Public Hearing would not need to be held again and the July 20, 2021 meeting would only require a vote to approve or deny.

- 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. For Rezoning Request Of Bueche PV1 LLC. Located At 8053 Rosehill Drive Bueche, La 70729. File #2021-03 Approximately 334 Acres M/L Of The 1197 Acre parcel M/L Described By The WBR Assessors Office As: 1197 Acres M/L In Secs 9, 10, 15, 42, 43, 44, 68, 69, 70, 71 & 72 T6S, R11E of Rosehill Plantation. Requesting Rezoning From AG (Agricultural) To AG with a Special Use for a Solar Farm.**

Mrs. Joy Hobbins made a motion to deny and seconded by Mr. Russell Vallet.

A secondary motion was made by Todd Plauche, seconded by Sidney Blanchard to **defer**:

An Ordinance Amending Chapter 104 Zoning to Incorporate Amended Zoning Designation Map (Zoning Plan) under Section 104-3 Establishment of Districts, Official Zoning Map. For Rezoning Request Of Bueche PV1 LLC. Located At 8053 Rosehill Drive Bueche, La 70729. File #2021-03 Approximately 334 Acres M/L Of The 1197 Acre parcel M/L Described By The WBR Assessors Office As: 1197 Acres M/L In Secs 9, 10, 15, 42, 43, 44, 68, 69, 70, 71 & 72 T6S, R11E of Rosehill Plantation. Requesting Rezoning From AG (Agricultural) To AG with a Special Use for a Solar Farm.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Joy Hobbins)

NAYS: 0 (None)

ABSENT: 2 (Alfreda Jackson, Brady Hotard)

ABSTAIN: 0 (None)

As a result of the votes the motion **passed and the item was therefore deferred to July 20, 2021.**

- 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, For Rezoning Request Of Bueche PV1 LLC. Located At 4827 Ashland Road. Port Allen, La 70767. File #2021-04 Approximately 210 Acres Of The 390.61 M/L Acre Parcel. Described By The WBR Assessors Office As: : Tract A Cont. 390.61 Ac M/L In Sec 55,56, 57, & 82 T6S, R11E & Secs 16 & 17 T6S, R12E & 1.33 Ac (Private Servitude) M/L Secs 81 & 82 T6S R11E. Requesting Rezoning From AG (Agricultural) To AG with a Special Use for a Solar Farm.**

Mrs. Joy Hobbins made a motion to deny and seconded by Mr. Russell Vallet.

A secondary motion was made by Todd Plauche, seconded by Sidney Blanchard to **defer**:

An Ordinance Amending Chapter 104 Zoning to Incorporate Amended Zoning Designation Map (Zoning Plan) under Section 104-3 Establishment of Districts, Official Zoning Map, For Rezoning Request Of Bueche PV1 LLC. Located At 4827 Ashland Road. Port Allen, La 70767. File #2021-04 Approximately 210 Acres Of The 390.61 M/L Acre Parcel. Described By The WBR Assessors Office As: : Tract A Cont. 390.61 Ac M/L In Sec 55, 56, 57, & 82 T6S, R11E & Secs 16 & 17 T6S, R12E & 1.33 Ac (Private Servitude) M/L Secs 81 & 82 T6S R11E. Requesting Rezoning From AG (Agricultural) To AG with a Special Use for a Solar Farm.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Joy Hobbins)

NAYS: 0 (None)

ABSENT: 2 (Alfreda Jackson, Brady Hotard)

ABSTAIN: 0 (None)

As a result of the votes the motion **passed and the item was therefore deferred to July 20, 2021.**

- 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. For Rezoning Request Of Bueche PV1 LLC. Parcel #053200000400 Located At N. River Road Bueche, La 70729. File #2021-05 Approximately 1,042 Acres Of The 4,073 M/L Acre Parcel. Described By The WBR Assessors Office As: 4073 Ac M/L (Smithfield) E. By River, N. By Kean Heirs, W. By Rosehill Plantation & S. By Ashland Plantation. Requesting Rezoning From AG (Agricultural) To AG with a Special Use for a Solar Farm.**

Mrs. Joy Hobbins made a motion to deny and seconded by Mr. Russell Vallet.

A secondary motion was made by Todd Plauche, seconded by Joycelyn Green to **defer**:

An Ordinance Amending Chapter 104 Zoning to Incorporate Amended Zoning Designation Map (Zoning Plan) under Section 104-3 Establishment of Districts, Official Zoning Map. For Rezoning Request Of Bueche PV1 LLC. Parcel #053200000400 Located At N. River Road Bueche, La 70729. File #2021-05 Approximately 1,042 Acres Of The 4,073 M/L Acre Parcel. Described By The WBR Assessors Office As: 4073 Ac M/L (Smithfield) E. By River, N. By Kean Heirs, W. By Rosehill Plantation & S. By Ashland Plantation. Requesting Rezoning From AG (Agricultural) To AG with a Special Use for a Solar Farm.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, RussellVallet, Joy Hobbins)
NAYS: 0 (None)
ABSENT: 2 (Alfreda Jackson, Brady Hotard)
ABSTAIN: 0 (None)

As a result of the votes the motion **passed and the item was therefore deferred to July 20, 2021.**

8.ADJOURN

A motion was made by Ray Rivet, seconded by Russell Vallet to

adjourn. The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, RussellVallet, Joy Hobbins)
NAYS: 0 (None)
ABSENT: 2 (Alfreda Jackson, Brady Hotard)
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, May 18, 2021 and called to order.

9.APPROVE MINUTES OF PREVIOUS MEETING

A. Approve the minutes of May 4, 2021

A motion was made by Joy Hobbins, seconded by Russell Vallet to approve the minutes of May4, 2021.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Joy Hobbins)

NAYS: 0 (None)

ABSENT: 2 (Alfreda Jackson, Brady Hotard)

ABSTAIN: 0 (None)

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

10.CORRESPONDENCE

11.PUBLIC HEARINGS:

12.OTHER BUSINESS:

13.ADJOURN

There being no further business, a motion to adjourn was made by Joycelyn Green and was adopted by acclamation at 7:15 PM.

Curtis Ducote, Chairman

Mallorie Davis, Secretary