

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

Tuesday, July 20, 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, July 20, 2021 and called to order at 5:42 PM.

2. SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

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

3. PLEDGE OF ALLEGIANCE

Chairman Curtis Ducote asked that everyone stand for the pledge of allegiance.

4. ROLL CALL

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

Absent: Mr. Joycelyn Green

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

5. APPROVE MINUTES OF PREVIOUS MEETING

A. Approve the minutes of June 15, 2021.

A motion was made by Russell Vallet, seconded by Joy Hobbins to approve the minutes of June 15, 2021.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Joycelyn Green)

ABSTAIN: 0 (None)

As a result of the votes the motion Passed.

6. CORRESPONDENCE:

7. **PUBLIC HEARING:**

Prior to opening the floor to the Commissioners to vote on the following items 7A, 7B, and 7C; the Chairman read a request submitted by Ecoplexus. Ecoplexus requested to defer items 7A, 7B, and 7C to the August 3rd P&Z meeting. The request was due to a late submittal of drainage and traffic studies and the company felt that there would not be enough time for the commissioners to fully review the studies.

Chairman Ducote directed multiple questions to Mr. Durbin and Mr. Delahaye.

Mr. Durbin then gave a short analysis of his review of the traffic study and answered questions by Mr. Plauche. Mr. Durbin then asked the third party consultant, Mr. Arthur Ledet, to give a brief report of their reviews.

Chairman Ducote then opened the floor to the Commissioners for questions.

There were no questions from the Commission members.

- 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. Public Hearing was held on May 18, 2021.***

Chairman Ducote read the original motion made on May 18, 2021 by Mrs. Hobbins and seconded by Russell Vallet to recommend denial.

A motion was made by Mrs. Hobbins and seconded by Russell Vallet to recommend denial: 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. Public Hearing was held on May 18, 2021.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Joycelyn Green)

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, 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. Public Hearing was held on May 18,2021.***

Chairman Ducote read the original motion made on May 18, 2021 by Mrs. Hobbins and seconded by Russell Vallet to recommend denial.

A motion was made by Joy Hobbins, seconded by Ray Rivet to recommend denial:

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. Public Hearing was held on May 18,2021.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Joycelyn Green)

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. 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. Public Hearing was held on May 18,2021.***

Chairman Ducote read the original motion made on May 18, 2021 by Mrs. Hobbins and seconded by Russell Vallet to recommend denial.

A motion was made by Joy Hobbins, seconded by Russell Vallet to recommend denial:

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) ToAG with a Special Use for a Solar Farm. Public Hearing was held on May 18,2021.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Alfreda Jackson, Joy Hobbins)
NAYS: 0 (None)
ABSENT: 1 (Joycelyn Green)
ABSTAIN: 0 (None)

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 for Rezoning Request of Corey Louis, File #2021-08, described by the WBR Assessor as: Parcel#014700009804 & 014700009801, Tract A-1 cont. 14.815 ac in Section 67, T8S- R12E and Section 25, T8S-R12E, West Baton Rouge Parish. Current owner Wayne Mouch. 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.

Chairman Ducote asked Mr. Durbin if he had any comments regarding the item. Mr. Durbin did not have any comments and he stated the project representative was unable to make the meeting tonight.

President Berthelot stated he is an adjacent property owner. He also explained that the applicant Corey Louis and his brother would like develop a minor subdivision to build their homes.

There was lengthy discussion between the commissioners and administration about the development of the minor subdivision.

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 Ray Rivet, seconded by Joy Hobbins to recommend approval:

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 Corey Louis, File #2021-08, described by the WBR Assessor as: Parcel#014700009804 & 014700009801, Tract A-1 cont. 14.815 ac in Section 67, T8S- R12E and Section 25, T8S-R12E, West Baton Rouge Parish. Current owner Wayne Mouch. Rezoning From AG (Agricultural) To R-M (Residential Minor). MASTER PLAN CHANGE.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Joycelyn Green)

ABSTAIN: 0 (None)

As a result of the votes the motion Passed.

- E. ***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 Larry J. Amond. File#2021-09, Located On Poydras Bayou Rd., As Described By the Wbr Assessor As: Parcel #070600001000, Lot 4 Cont. 14.79 Ac Sec 12 T6S R10E SD Of A. Cline Est. Rezoning Approx. 2 Acres From AG (Agricultural) To AG-2 (Agricultural Moderate) & 13 Acres 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. Thomas Olinde was there to represent the rezoning. He explained that Mr. Amond wantsto cut a lot out to give to his grandson and requires rezoning to the new AG zones.

There were no questions from the Commission members. No public comments for or againstsaid 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 Russell Vallet, seconded by Alfreda Jackson to recommend approval:

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 Larry J. Amond. File #2021-09, LocatedOn Poydras Bayou Rd., As Described By the Wbr Assessor As: Parcel #070600001000, Lot 4 Cont. 14.79 Ac Sec 12 T6S R10E SD Of A. Cline Est.Rezoning Approx. 2 Acres From AG (Agricultural) To AG-2 (Agricultural Moderate)& 13 Acres To AG-3 (Agricultural Full Scale). MASTER PLAN CHANGE.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Todd Plauche, RussellVallet, Alfreda Jackson, Joy Hobbins)

NAYS: 0 (None)

ABSENT: 1 (Joycelyn Green)

ABSTAIN: 0 (None)

As a result of the votes the motion Passed.

8. ADJOURN

A motion was made by Russell Vallet, seconded by Joy Hobbins to adjourn the Zoning meeting.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Joycelyn Green)

ABSTAIN: 0 (None)

As a result of the votes the motion Passed.

PLANNING

9. APPROVE MINUTES OF PREVIOUS MEETING

A. Approve the minutes of June 15, 2021.

A motion was made by Russell Vallet, seconded by Joy Hobbins to approve the minutes from June 15, 2021.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 1 (Joycelyn Green)

ABSTAIN: 0 (None)

As a result of the votes the motion Passed.

10. CORRESPONDENCE

11. PUBLIC HEARINGS:

There were no items to consider at this time.

12. OTHER BUSINESS:

13. ADJOURN

There being no further business, a motion to adjourn was made by Alfreda Jackson and was adopted by acclamation at 6:13PM.

Curtis Ducote, Chairman

Mallorie Davis, Secretary