

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, September 21, 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, September 21, 2021 and called to order at 05:30 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 Ducote recognized Mr. Brady Hotard who led everyone in 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, Brady Hotard, and Gary Leblanc.

Absent: Mr. Joycelyn Green, Alfreda Jackson

Also present were, Mr. Riley Berthelot Jr, Parish President, Mr. Kevin Durbin, Public Works Director, Mrs. Mallorie Davis, Secretary.

5. APPROVE MINUTES OF PREVIOUS MEETING

- A. Approve minutes from August 17, 2021 meeting.

A motion was made by Russell Vallet, seconded by Ray Rivet to approve the minutes of August 17, 2021.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Brady Hotard, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 2 (Joycelyn Green, Alfreda Jackson)

ABSTAIN: 0 (None)

As a result of the votes the motion Passed.

6. CORRESPONDENCE:

7. PUBLIC HEARING:

- A. An Ordinance Amending Chapter 111 Administration and Enforcement, Article IV Zoning Enforcement, Section 111-78 Special, Conditional Use Requirements and Procedures For Request Of Hunter Monson. Located at 2053 Rosedale Rd. Port Allen, La 70767. File #2021-10, Property As Described By the WBR Assessor: LOT C-2 CONT 3.671 AC SEC 91 T7S R12E IN LOT 10 BURBRIDGE TR 52-29. Requesting a special use for residential homes in a C-1.4 Zone.

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

Mr. Hunter Monson was present to represent this item.

Mr. Plauche questioned the 8' wooden fence shown on the plot plan. Mr. Monson stated they decided on a 10' sheet metal fence.

Mr. Plauche wanted to confirm the amount of mobile homes that are proposed. Mr. Monson stated three mobile homes are the maximum.

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 Todd Plauche, seconded by Russell Vallet to recommend approval for:

An Ordinance Amending Chapter 111 Administration and Enforcement, Article IV Zoning Enforcement, Section 111-78 Special, Conditional Use Requirements and Procedures for Request of Hunter Monson. Located at 2053 Rosedale Rd. Port Allen, La 70767. File #2021-10, Property As Described By the WBR Assessor: LOT C-2 CONT 3.671 AC SEC 91 T7S R12E IN LOT 10 BURBRIDGE TR 52-29. Requesting a special use for residential homes in a C-1.4 Zone.

The vote was recorded as follows:

YEAS:	7	(Sidney Blanchard, Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Brady Hotard, Gary Leblanc)
NAYS:	0	(None)
ABSENT:	2	(Joycelyn Green, Alfreda Jackson)
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 Raymond Loup. Parcel Located on American Way/Parcel #304600001701 Port Allen LA 70767, File #2021-11, Property As Described By The WBR Assessor: Parcel B, Cont. 12.00 AC In SEC 77, 101 & 102 T7S. R12E, 46-17A (Plat Map C-2-D) Rezoning 5 +/- Acres from I-1 (Light Industrial to I-2 (Moderate Industrial)

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

Mr. Kevin Durbin questioned Mrs. Davis whether or not Mr. Loup was notified of the 200 ft buffer adjacent to residential districts. He also questioned if Mr. Loup was able to rezone the remaining 6 +/- acres.

Mrs. Davis explained that Mr. Loup only requested the 5 +/- acres to be rezoned and that they did have meeting earlier that morning to discuss the buffers. After the meeting Mr. Loup decided to rezone the remaining 6 +/- acres and has submitted that application.

Mr. Hotard asked Mr. Durbin about the buffers and the requirements in an I-2 zone. Mr.

Plauche asked what the hours of operation would be for a concrete mix plant. President Berthelot answered that concrete plants usually start early around 5 am and finish in the early afternoon hours.

Mr. Raymond Loup was present to represent this item.

President Berthelot explained the problems with the large required buffers adjacent to wooded areas that are considered residential districts. Mr. Durbin stated that the issue has been presented to the zoning review board but they are still debating it. Mr. Hotard questioned if a buffer could be considered for a waiver. Mr. Durbin explained that the Capital Regional Planning Commission has advised us that that is considered an automatic waiver but is a weird case of waivers and we try not to get involved if we don't have too.

There were no other questions from the audience or Commission members.

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 Brady Hotard, seconded by Sidney Blanchard 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 for rezoning request of Raymond Loup. Parcel Located on American Way/Parcel #304600001701 Port Allen LA 70767, File #2021-11, Property As Described By The WBR Assessor: Parcel B, Cont. 12.00 AC In SEC 77, 101 & 102 T7S. R12E, 46-17A (Plat Map C-2-D) Rezoning 5 +/- Acres from I-1 (Light Industrial to I-2 (Moderate Industrial).

The vote was recorded as follows:

YEAS:	7	(Sidney Blanchard, Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Brady Hotard, Gary Leblanc)
NAYS:	0	(None)
ABSENT:	2	(Joycelyn Green, Alfreda Jackson)
ABSTAIN:	0	(None)

As a result of the votes the motion Passed.

- C. An Ordinance Amending Chapter 111 Administration and Enforcement, Article IV Zoning Enforcement, Section 111-78 Special, Conditional Use Requirements and Procedures For Request Of Jared Juge/ S & J, LLC. Located at 1924 West Shore Ave Lot #7 Port Allen, LA 70767. File #2021-12: Lot 7 Cont. 0.52 AC West Shore Business Park in Secs 75 & 76 R12E. Requesting a Special Use Permit for warehouse storage and distribution, light in a C-1.3 zone.

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

Mr. Durbin explained why the following three items, 7C, 7D & 7E, were coming before the commission. He stated, Mr. Juge got caught up in the Parish wide rezoning that was done for commercial years ago. This is a mapping/clerical error and some of his properties did not get rezoned properly back then. There were documents showing a request for the C-1.3 zones from Mr. Juge. This is an attempt to fix the clerical errors but all of the special uses are a new request.

Mr. Jared Juge was present to represent this item. He explained that he does have documents showing that he requested a special use with the rezoning's back in 2008. He just wants flexibility for the future tenant.

Mr. LeBlanc questioned the extra traffic and what type trucks would that look like. Mr. Juge stated there would be box trucks going in and out the facilities. He presented a potential client's type of business to the commissioners. This company would be using cameras containing a radioactive chip and they would like to store them on site but not use them on site. They are only used in the fields only. Mr. Dubin requested that Mr. Juge or his client submit a formal letter for a zoning designation through his office.

There were no questions from the audience or Commission members.

No public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Council Chairman at this point declared the Public Hearing closed.

A motion was made by Sidney Blanchard, seconded by Ray Rivet to recommend approval for An Ordinance Amending Chapter 111 Administration and Enforcement, Article IV Zoning Enforcement, Section 111-78 Special, Conditional Use Requirements and Procedures For Request Of Jared Juge/ S & J, LLC. Located at 1924 West Shore Ave Lot #7 Port Allen, LA 70767. File #2021-12: Lot 7 Cont. 0.52 AC West Shore Business Park in Secs 75 & 76 R12E. Requesting a Special Use Permit for warehouse storage and distribution, light in a C-1.3 zone.

The vote was recorded as follows:

YEAS:	7	(Sidney Blanchard, Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Brady Hotard, Gary Leblanc)
NAYS:	0	(None)
ABSENT:	2	(Joycelyn Green, Alfreda Jackson)
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. And Chapter 111 Administration and Enforcement, Article IV Zoning Enforcement, Section 111-78 Special, Conditional Use Requirements and Procedures For Request Of Jared Juge/ S & J, LLC. Located at 1831 West Shore Ave. Lot#14, Port Allen, La 70767. File #2021-13: Lot 14 Cont. 0.52AC West Shore Business Park in Secs 75 & 76 R12E. Requesting to rezone from C-1 to C-1.3 with a Special Use Permit for warehouse storage and distribution, light.

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

Mr. Jared Juge was present to represent this item.

There were no questions from the audience or Commission members.

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 Todd Plauche, seconded by Russell Vallet 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 For Rezoning Request. And Chapter 111 Administration and Enforcement, Article IV Zoning Enforcement, Section 111-78 Special, Conditional Use Requirements and Procedures For Request Of Jared Juge/ S & J, LLC. Located at 1831 West Shore Ave. Lot#14, Port Allen, La 70767. File #2021- 13: Lot 14 Cont. 0.52 AC West Shore Business Park in Secs 75 & 76 R12E. Requesting to rezone from C-1 to C-1.3 with a Special Use Permit for warehouse storage and distribution, light.

The vote was recorded as follows:

YEAS:	7	(Sidney Blanchard, Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Brady Hotard, Gary Leblanc)
NAYS:	0	(None)
ABSENT:	2	(Joycelyn Green, Alfreda Jackson)
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 And Chapter 111 Administration and Enforcement, Article IV Zoning Enforcement, Section 111-78 Special, Conditional Use Requirements and Procedures For Request Of Jared Juge/ S & J, LLC. Located at 1841 West Shore Ave. Lot#15, Port Allen, La 70767. File #2021-14: Lot 15 Cont. 0.52 AC West Shore Business Park in Secs 75 & 76 R12E. Requesting to rezone from C-1 to C-1.3 with a Special Use Permit for warehouse storage and distribution, light.

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

Mr. Jared Juge was present to represent this item.

There were no questions from the audience or Commission members.

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 Sidney Blanchard, seconded by Russell Vallet 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 For Rezoning Request And Chapter 111 Administration and Enforcement, Article IV Zoning Enforcement, Section 111-78 Special, Conditional Use Requirements and Procedures For Request Of Jared Juge/ S & J, LLC. Located at 1841 West Shore Ave. Lot#15, Port Allen, La 70767. File #2021-14: Lot 15 Cont. 0.52 AC West Shore Business Park in Secs 75 & 76 R12E. Requesting to rezone from C-1 to C-1.3 with a Special Use Permit for warehouse storage and distribution, light.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 2 (Joycelyn Green, Alfreda Jackson)
ABSTAIN: 0 (None)

As a result of the votes the motion Passed.

8. **ADJOURN**

A motion was made by Russell Vallet, seconded by Ray Rivet to approve for adjourn .

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 2 (Joycelyn Green, Alfreda Jackson)
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, September 21, 2021 and called to order at 06:00 PM.

9. APPROVE MINUTES OF PREVIOUS MEETING

- A. Approve minutes from August 17, 2021 meeting.

A motion was made by Russell Vallet, seconded by Todd Plauche to approve the minutes from August 17, 2021 meeting.

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 2 (Joycelyn Green, Alfreda Jackson)
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:

- A. The training scheduled for September 25th has been canceled.
B. The next Planning and Zoning meeting is scheduled for October 5, 2021.

13. ADJOURN

There being no further business, a motion to adjourn was made by Brady Hotard and was adopted by acclamation at 06:02 PM.

Curtis Ducote, Chairman

Mallorie Davis, Secretary