

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, November 9, 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, November 9, 2021 and called to order at 5:31 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 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, Joycelyn Green, Todd Plauche, Russell Vallet, and Brady Hotard.

Absent: Alfreda Jackson, Gary Leblanc

Also present were, Mr. Kevin Durbin, Director of Public Works and Mrs. Mallorie Davis, Secretary

5. APPROVE MINUTES OF PREVIOUS MEETING

A. Approve the minutes of October 19, 2021.

A motion was made by Russell Vallet, seconded by Joycelyn Green to approve the minutes of October 19, 2021.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 2 (Alfreda Jackson, Gary Leblanc)

ABSTAIN: 0 (None)

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

6. CORRESPONDENCE:

Chairman Curtis Ducote took this time to explain the process of the public hearings. He also announced that the Board of Adjustments is still looking for an alternate member to serve. Any resident interested should contact the Planning and Development office or the Parish Council Clerk.

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 for rezoning request of Court Bradford. File #2021-15, Located At 4632 Tres Lane Brusly, La 70719, Property as described by the WBR Assessor: Lot A-1-B Cont. 4.801 AC in Section 61 T8S R12E. Rezoning from AG (Agricultural) to R-M (Residential Minor).

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

Mr. Kevin Durbin was recognized and gave his analysis of the rezoning. He made the commissioners aware that minor subdivisions are supposed to front on an improved public road. He stated the property does front on a gravel road that ties into a public road, Rambin Road. Mr. Court Bradford, surveyor, was present to represent the rezoning for Mr. Tres Allain, owner. He explained to the commissioners that Mr.

Allain wants to develop a minor subdivision with a total of 4 lots. He plans on selling one of the lots to Mr. Breaux and using the other three lots for himself.

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 Ray Rivet to recommend approval of 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 Court Bradford. File #2021-15, Located At 4632 Tres Lane Brusly, La 70719, Property as described by the WBR Assessor: Lot A-1-B Cont. 4.801 AC in Section 61 T8S R12E. Rezoning from AG (Agricultural) to R-M (Residential Minor)..

The vote was recorded as follows:

YEAS: 7 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Brady Hotard)
NAYS: 0 (None)
ABSENT: 2 (Alfreda Jackson, Gary Leblanc)
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, Located At American Way/Parcel #304600001701 Port Allen, LA 70767, File #2021-16, 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), Requesting Rezoning 6 +/- Acres from (AG) Agricultural to I-1 (Light Industrial).

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

Mr. Raymond Loup was present to represent this item. He explained to the commissioners his reason for rezoning the remaining portion of this property. He recently rezoned 5 +/- acres of the same tract in October. Mr. Plauche questioned Mr. Durbin's "maybe" answer for #6 of the analysis. "Land or building usage which are, or may become incompatible with existing character or usage of the neighborhood" Mr. Plauche then asked if that was because there is nearby residential. Mr. Durbin stated that was correct. Riverside Drive is to the south and that was the reason for the Maybe answer.

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 of Raymond Loup, Located At American Way/Parcel #304600001701 Port Allen, LA 70767, File #2021-16, 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), Requesting Rezoning 6 +/- Acres from (AG) Agricultural to I-1 (Light Industrial).

The vote was recorded as follows:

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

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

C. 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"), to remove single and multiple family residential uses from commercial.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.
Mr. Durbin was recognized and gave an explanation of the changes made by the Zoning Review Board. Mr. Hotard asked if Mr. Durbin was part of the original development of the appendix when the Parish first permitted residential in commercial zones. Mr. Durbin stated he was not but gave his theory of why.

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 with amendment/s for 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"), to remove single and multiple family residential uses from commercial..

The vote was recorded as follows:

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

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

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, Russell Vallet, Brady Hotard)
NAYS: 0 (None)
ABSENT: 2 (Alfreda Jackson, Gary Leblanc)
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, November 9, 2021 and called to order at 5:46 pm.

9. **APPROVE MINUTES OF PREVIOUS MEETING**

A. Approve the minutes of October 19, 2021.

A motion was made by Brady Hotard, seconded by Ray Rivet to approve the minutes of October 19, 2021.

The vote was recorded as follows:

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

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

10. **CORRESPONDENCE**

11. **PUBLIC HEARINGS:**

File # 2021-19 PRELIMINARY PLAT FOR PROPOSED KEYSTONE WEST (LOTS 1 THROUGH 317, APPROX: 120+/- acres), Choctaw Road/ Parcel # 203800001300/ 123.87 AC LOCATED IN SECTIONS 62, 63, 64, & 65, TOWNSHIP 8 SOUTH, RANGE 12 EAST WEST BATON ROUGE PARISH, LOUISIANA FOR AMERICA HOMELAND, LLC.

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

Mr. Kevin Durbin was recognized and gave a presentation of his review of the traffic and drainage studies submitted. He also went over the preliminary plat comments made between his office and Quality Engineering during the review process.

Representatives for the proposed Keystone West preliminary plat were recognized to give their presentations. Speakers consisted of:

Mr. David Cohn, attorney representing America Homeland, LLC and Quality Engineering.

Mrs. Sharon Whitlow, attorney representing the property owners

Gage Spell, Quality Engineering

Joe Labbe, Quality Engineering

Rebecca Lala, Quality Engineering

Chairman Curtis Ducote opened the public hearing for public comments. He then read into the record the written protest submitted on the West Baton Rouge Parish website. Those comments were from the following residents of West Baton Rouge Parish:

Lonnie Covington

Mary and Glenn LeBlanc

Lynn and Cheryl Ourso

Chairman Curtis Ducote opened the floor for public comments. There was lengthy discussion both for and against the aforementioned item. The speakers consisted of:

Keri Aucoin

Deborah Torres

Travis Hebert Brad

Blanchard Bryan

Guidry Sr. Martha

LeBlanc Jennifer

Landry Douglas

Labauve Lora

McNutt Cheryl

Hidalgo Duane

Vince

The Chairman at this point declared the Public Hearing closed. Chairman Ducote opened the floor to the Commissioners for questions and comments.

Mr. Plauche and Mr. Hotard were recognized to ask questions and express their opinions on the preliminary plat.

A motion was made by Todd Plauche, seconded by Russell Vallet to recommend denial for File # 2021-19 PRELIMINARY PLAT FOR PROPOSED KEYSTONE WEST (LOTS 1 THROUGH 317, APPROX: 120+/- acres), Choctaw Road/ Parcel # 203800001300/ 123.87 AC LOCATED IN SECTIONS 62, 63, 64, & 65, TOWNSHIP 8 SOUTH, RANGE 12 EAST WEST BATON ROUGE PARISH, LOUISIANA FOR AMERICA HOMELAND, LLC..

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 2 (Alfreda Jackson, Gary Leblanc)

ABSTAIN: 0 (None)

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

12. **OTHER BUSINESS:**

- A. The next Planning and Zoning meeting will be held on December 7, 2021.

13. **ADJOURN**

There being no further business, a motion to adjourn was made by Russell Vallet and was adopted by acclamation at 7:27 pm.

Curtis Ducote, Chairman

Mallorie Davis, Secretary