

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, January 4, 2022
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, January 4, 2022 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 Curtiis Ducote recognized Commissioner LeBlanc 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, Gary Leblanc.

Absent: Mr. Joycelyn Green, Alfreda Jackson, Brady Hotard

Also present were, Mr. Kevin Durbin, Public Works Director, Mrs. Michelle Tullier, Secretary.

5. APPROVE MINUTES OF PREVIOUS MEETING

- A. Approve the minutes from December 7, 2021.

A motion was made by Ray Rivet, seconded by Russell Vallet to approve the minutes from December 7, 2021..

The vote was recorded as follows:

YEAS: 6 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 3 (Joycelyn Green, Alfreda Jackson, Brady Hotard)

ABSTAIN: 0 (None)

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

6. CORRESPONDENCE:

7. PUBLIC HEARING:

- A. An Ordinance To Amend And Reenact Section 104-103 ("Site Development Regulations") Of Article IV ("Planned Unit Development (PUD) Districts") Of Chapter 104 ("Zoning Ordinance"), Part III ("Unified Development Code") Of The West Baton Rouge Parish Code Of Ordinances To Remove The Planned Unit Development ("PUD") District

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

Mr. Kevin Durbin was recognized and explained the Ordinance coming before the Commission, and offered to answer any questions.

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 of An Ordinance To Amend And Reenact Section 104-103 ("Site Development Regulations") Of Article IV ("Planned Unit Development (PUD) Districts") Of Chapter 104 ("Zoning Ordinance"),

Part III (“Unified Development Code”) Of The West Baton Rouge Parish Code Of Ordinances
To Remove The Planned Unit Development (“PUD”) District.

The vote was recorded as follows:

YEAS: 6 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 3 (Joycelyn Green, Alfreda Jackson, Brady Hotard)

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 Bradley Smith.

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

Mr. Kevin Durbin was again recognized and explained the request for rezoning and noted that the applicant was available for any questions.

Mr. Court Bradford was recognized and explained the need for the rezoning and also submitted a preliminary plat of said property in order to help the Commission understand the request.

Ms. Greenhouse was recognized and asked exactly what the request was for and in closing expressed her objection to the rezoning because she bought the property zoned a certain way and did not want that to change.

Mr. Bradley Smith was recognized explaining he was the property owner and needed the rezoning mainly because a portion of the property he is buying is zoned as a minor subdivision, this would correct the zoning to all be agricultural.

No other 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 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 Bradley Smith..

The vote was recorded as follows:

YEAS: 6 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Todd Plauche, Russell Vallet, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 2 (Joycelyn Green, Brady Hotard)

ABSTAIN: 1 (Alfreda Jackson)

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. And Chapter 111 Administration and Enforcement, Article IV Zoning Enforcement, Section 111-78 Special, Conditional Use Requirements and Procedures For Louisiana Wood Products Two.

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

Mr. Boyd was present to represent this item as well as Mr. Mabile who represents Kent, the business operating from this location. Mr.Mabile spoke to answer questions from the Commission in regards to the hours of operation,reasons for noise and location of mtl on property.

The following individuals spoke against the proposed request due to ongoing issues with loud noise, ground shaking, dust, operating hours, buffers not present, no fencing, and other issues since Kent has leased the property.

Mike Vince

Mary Vince

Andrea Martin

Ricky Loupe
Rick Bellelo

Chairman Ducote also read into the minutes 2 emails received from concerned citizens who live near the aforementioned location.

There were no further comments from the public. The Chairman at this point declared the Public Hearing closed.

There were several questions from the Commission to the residents and the occupants of the property to clarify all of the ongoing issues with this business operating out of this location. A motion was made by Todd Plauche, seconded by Ray Rivet to table the 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 Louisiana Wood Products Two until the February 1st, 2022 Commission Meeting to get further information and clarification on certain items.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 2 (Joycelyn Green, Brady Hotard)

ABSTAIN: 0 (None)

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

8. ADJOURN

A motion was made by Russell Vallet, seconded by Todd Plauche to approve the adjourning of the Zoning Meeting at 6:27pm.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 2 (Joycelyn Green, 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, January 4, 2022 and called to order at 6:28 PM.

9. APPROVE MINUTES OF PREVIOUS MEETING

A. Approve the minutes from December 7, 2021.

A motion was made by Russell Vallet, seconded by Ray Rivet to recommend approval for the minutes from December 7, 2021.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 2 (Joycelyn Green, Brady Hotard)

ABSTAIN: 0 (None)

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

10. CORRESPONDENCE

11. PUBLIC HEARINGS:

A. An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III ("Unified Development Code"), Chapter 103 ("Floodplain Management"), Section 103-7 ("Minimum Floor Elevation Requirements; Procedures") And Chapter 106 ("Site Planning"), Article II ("Stormwater Management") To Provide For Additional Stormwater Protection For Residents And Businesses In West Baton Rouge Parish.

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

Mr. Kevin Durbin was recognized and explained the reasons for this particular ordinance.

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 Russell Vallet, seconded by Sidney Blanchard to recommend approval of An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 103 (“Floodplain Management”), Section 103-7 (“Minimum Floor Elevation Requirements; Procedures”) And Chapter 106 (“Site Planning”), Article II (“Stormwater Management”) To Provide For Additional Stormwater Protection For Residents And Businesses In West Baton Rouge Parish..

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 2 (Joycelyn Green, Brady Hotard)

ABSTAIN: 0 (None)

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

- B. An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 106 (“Site Planning”), Article V (“Yard/Setback, Open Space And Common Area Requirements”), Section 106-124 (“Commercial Site Development Regulations”), Subsection D (“C-1.4, Industrial-Transitional Commercial District”), Section 106-125 (“C-2 Site Development Regulations”) And Sections 106-126 Thru 106-128 (Industrial Site Development Regulations) To Fix Consistency Errors In Buffers.

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

Mr. Durbin was again recognized and explained this was another ordinance change which came from the Zoning Review Board to fix some consistency errors in certain buffers.

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 To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 106 (“Site Planning”), Article V (“Yard/Setback, Open Space And Common Area Requirements”), Section 106-124 (“Commercial Site Development Regulations”), Subsection D (“C-1.4, Industrial-Transitional Commercial District”), Section 106-125 (“C-2 Site Development Regulations”) And Sections 106-126 Thru 106-128 (Industrial Site Development Regulations) To Fix Consistency Errors In Buffers..

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 2 (Joycelyn Green, Brady Hotard)

ABSTAIN: 0 (None)

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

12. OTHER BUSINESS:

- Fire Board Meeting Thursday, January 13, 2022 at 5:15pm.
- The next Council meeting is this Thursday, January 13, 2022 at 5:30pm.
- The next Planning and Zoning meeting is scheduled for January 18, 2022 at 5:30pm.

13. ADJOURN

A motion was made by Russell Vallet, seconded by Ray Rivet to approve adjournment of the Planning Meeting at 6:37pm.

The vote was recorded as follows:

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

NAYS: 0 (None)

ABSENT: 2 (Joycelyn Green, Brady Hotard)

ABSTAIN: 0 (None)

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

Curtis Ducote, Chairman

Michelle Tullier, Secretary