

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, February 1, 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, February 1, 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 Ducote 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, Brady Hotard.

Absent: Mr. Alfreda Jackson, Gary Leblanc

Also present were, Mrs. Mallorie Davis, Secretary.

5. APPROVE MINUTES OF PREVIOUS MEETING

- A. Approve the minutes of January 18, 2022.

A motion was made by Ray Rivet, seconded by Russell Vallet to approve the minutes of January 18, 2022.

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:

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

Chairman Ducote read the aforementioned item and stated that the Public Hearing was opened and closed on January 4, 2022. The motioned was tabled to February 1, 2022. He thanked the Riverside and Oak Alley residents for the input and their concerns. He then thanked Mr. Mabile and Mr. Boyd for their efforts in trying to find a solution.

The Chairman recognized Mr. Brady Mabile with Kent Environmental. Mr. Mabile introduced the company's consultant, Mr. Oscar Tomasich with Tierce ES&H Compliance Services, LLC.

Mr. Tomasich submitted a copy of a general sound study completed from January

17th to January 19th. He briefly went over the study and its findings. There was a lengthy discussion between the Commissioners, Mr. Tomasich, and Mr. Mabile regarding sound study.

Mr. Plauche asked Mrs. Andrea Martin, a nearby resident, to come to the podium. He asked how far she was from the site. She stated she is about 200-250 yards away. He asked if she noticed any difference in activity during the time of the sound study. She stated it was diminished and a lot less activity. Early in the morning, 5-6 am or 6 to 8 am, is the busiest timeframe. Plauche then asked Mr. Mabile if what Mrs. Andrea was stating was accurate. Mr. Mabile states that typically the trucks are dispatched to arrive on sites from 7am to 8am. The yard managers do arrive on site from 4:30-5am. There was a discussion between the Commissioners, Mr. Tomasich, and Mr. Mabile regarding barriers and times of operations.

Chairman Curtis explained that a Special Use runs with the land and not the tenant/landowner. Chairman Curtis also stated that he would be recommending denial to the Council for the safety of the community. Plauche then read Chapter 58- Section 58-4, Loud and unusual noises, (a) and (b) 2. He then made a motion to recommend denial for safety, health, and welfare of the community and also loud and unusual noises of Section 58-4. Hotard addressed to Mr. Mabile about the sound study not being done during peak activity times like hurricane season. Mr. Mabile stated that no, it was not during peak times, but it was still done during the times of complaints being made.

There were no further questions from the Commission members.

A motion was made by Todd Plauche, seconded by Ray Rivet to **recommend denial** 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 Louisiana Wood Products Two..

The vote was recorded as follows:

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

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

8. **ADJOURN**

A motion was made by Joycelyn Green, seconded by Russell Vallet, to adjourn the zoning meeting at 6:02pm.

The vote was recorded as follows:

YEAS: 8 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard)
NAYS: 0 (None)
ABSENT: 1 (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, February 1, 2022 and called to order at 06:02pm.

9. **APPROVE MINUTES OF PREVIOUS MEETING**

A. Approve the minutes of January 18, 2022.

A motion was made by Russell Vallet, seconded by Ray Rivet, to approve the minutes of January 18, 2022.

The vote was recorded as follows:

YEAS: 8 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Todd Plaque, Russell Vallet, Alfreda Jackson, Brady Hotard)
NAYS: 0 (None)
ABSENT: 1 (Gary Leblanc)
ABSTAIN: 0 (None)

As a result of the votes the motion Passed.

- 10. **CORRESPONDENCE**
- 11. **PUBLIC HEARINGS:**
- 12. **OTHER BUSINESS:**

- A. The next Council meeting will be February 10, 2022.
- B. The next P&Z meeting will be February 15, 2022.

- 13. **ADJOURN**

There being no further business, a motion to adjourn was made by Joycelyn Green and was adopted by acclamation at 06:04 PM.

Curtis Ducote, Chairman

Mallorie Davis, Secretary