

**MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, February 15, 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 15, 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 recognized Mrs. Alfreda Jackson who led everyone in the opening prayer. Chairman Ducote then led everyone in the Pledge of Allegiance.

4. ROLL CALL

The following members were recorded as being present: Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard, Gary Leblanc.

Absent: Mr. Sidney Blanchard, Ray Rivet

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

5. APPROVE MINUTES OF PREVIOUS MEETING

A. Approve the minutes of February 1, 2022.

A motion was made by Russell Vallet, seconded by Brady Hotard to approve the minutes of February 1, 2022.

The vote was recorded as follows:

YEAS: 7 (Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard, Gary Leblanc)

NAYS: 0 (None)

ABSENT: 2 (Sidney Blanchard, Ray Rivet)

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 of Kyledren D. Antoine File #2022-1: as described by the WBR Assessor: Tract M Cont. 14.06Ac In Sec 17 T6S R11E, Being P/O Unit 4 Of Ne/4 & Se/4 P/O H Morris Prop- Rezoning From R-M (Residential Minor) and AG-3 (Agricultural Full Scale) to AG-2 (Agricultural Moderate Scale) and AG-3 (Agricultural Full Scale). Master Plan Change.***

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

Chairman Ducote recognized Mr. Durbin and asked if he had anything to add to his analysis. Mr. Durbin stated he did not and only had one question for Mrs. Davis. He asked what the master plan change calls for and she confirmed that it calls for residential. Chairman Ducote then asked if anyone in the audience was present to represent this item and seeing none, he closed the public hearing. He then opened the floor to the Commissioners for discussion. There were no questions from the Commission members.

A motion was made by Brady Hotard, seconded by Gary Leblanc 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 Kyledren D. Antoine File #2022-1: as described by the WBR Assessor: Tract M Cont. 14.06 Ac In Sec 17 T6S R11E, Being P/O Unit 4 Of Ne/4 & Se/4 P/O H Morris Prop- Rezoning From R-M (Residential Minor) and AG-3 (Agricultural Full Scale) to AG-2 (Agricultural Moderate Scale) and AG-3 (Agricultural Full Scale). Master Plan Change.

The vote was recorded as follows:

YEAS: 7 (Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 2 (Sidney Blanchard, Ray Rivet)
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 Rosco Holdings. Located At 2012 Forest Dr. Port Allen, LA 70767, File #2022-2, As Described By The WBR Assessor: Lot E The Woodlands Commercial Park. Rezoning from C-1.3(Regional Scale Commercial) to C-1.4 (Transitional Commercial) for Warehouse Storage and Distribution Light.***

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

Mr. Kevin Durbin was recognized and explained that he did not have anything new to add to his analysis that is in the packet.

Mr. Brad Antie was recognized and explained the reason for the request. The Commissioners questioned his business and what type of storage he would have. Mr. Antie explained that he is in the storm response business and he purchased this building for items that can not be stored outside. His main office is located at Phillips Way and this is where he keeps his exterior storage.

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 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 Rosco Holdings. Located At 2012 Forest Dr. Port Allen, LA 70767, File #2022-2, As Described By The WBR Assessor: Lot E The Woodlands Commercial Park. Rezoning from C-1.3 (Regional Scale Commercial) to C-1.4 (Transitional Commercial) for Warehouse Storage and Distribution Light.

The vote was recorded as follows:

YEAS: 7 (Curtis Ducote, Joycelyn Green, Todd Plauche, Russell Vallet, Alfreda Jackson, Brady Hotard, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 2 (Sidney Blanchard, Ray Rivet)
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 Clarice Christopher. 5935 Flynn Rd. Port Allen, La 70767. File #2022-3: as described by the WBR Assessor: Lot 10-C-2 Cont. 4.442 AC Tonawanda Pltn. Subd. Rezoning From AG-3 (Agricultural Full Scale) to R-M (Residential Minor).***

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

Chairman Ducote recognized Mrs. Clarice Christopher and her surveyor, Mr. Court Bradford. They explained that the property needs to be rezoned to a minor subdivision in order to divide the property for family members to utilize it. The Commissioners

questioned the total of lots to be developed, means of egress/ingress, and culverts. Mr. Durbin reminded the Commissioners that his office would get involved with the plat review and infrastructure installments. The plat would not be approved until it met the requirements of the Parish.
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 Alfreda Jackson 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 Clarice Christopher. 5935 Flynn Rd. Port Allen, La 70767. File #2022-3: as described by the WBR Assessor: Lot 10-C-2 Cont. 4.442 AC Tonawanda Pltn. Subd. Rezoning From AG-3 (Agricultural Full Scale) to R-M (Residential Minor). .

The vote was recorded as follows:

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

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

8. **ADJOURN**

A motion was made by Russell Vallet, seconded by Brady Hotard to adjourn the Zoning meeting at 5:50pm.

The vote was recorded as follows:

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

As a result of the votes the motion Passed.

PLANNING

9. **APPROVE MINUTES OF PREVIOUS MEETING**

- A. Approve the minutes of February 1, 2022.
A motion was made by Brady Hotard, seconded by Russell Vallet to approve the minutes of February 1, 2022.

The vote was recorded as follows:

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

As a result of the votes the motion Passed.

10. **CORRESPONDENCE**

11. **PUBLIC HEARINGS:**

- A. **File # 2022-4** : Final plat of map showing subdivision of Lots B-5, B-6 & 12 Essie Mae Lewis Subdivision into Lots B-5-A & 12-A and survey of Lot 11 Essie Mae Lewis Subdivision Located in Sections 74 & 75, T-7-S, R-12-E, S.E. Land District West of the Mississippi River West Baton Rouge Parish, Louisiana for Parish of West Baton Rouge, LA & Leona Mills.
The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.

Mr. Kevin Durbin was again recognized and went over the reason for the plat comingbefore them.
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 Brady Hotard, seconded by Russell Vallet to recommend approval for **File # 2022-4** : Final plat of map showing subdivision of Lots B-5, B-6 & 12Essie Mae Lewis Subdivision into Lots B-5-A & 12-A and survey of Lot 11 Essie Mae Lewis Subdivision Located in Sections 74 & 75, T-7-S, R-12-E, S.E. Land District West of the Mississippi River West Baton Rouge Parish, Louisiana for Parish of West Baton Rouge, LA & Leona Mills..

The vote was recorded as follows:

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

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

12. **OTHER BUSINESS:**

- A. The next Council meeting will be on February 24th at 5:30pm.
- B. The next P&Z meeting will be on March 2nd at 5:30pm.

13. **ADJOURN**

There being no further business, a motion to adjourn was made by Brady Hotard and was adopted by acclamation at 05:58 PM.

Curtis Ducote, Chairman

Mallorie Davis, Secretary