MINUTES OF THE
WEST BATON ROUGE PARISH
PLANNING AND ZONING COMMISSION
880 North Alexander Avenue, Port Allen
Tuesday, July 19, 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, July 19, 2022 and called to order at 05:31 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**

   Commissioner Green led everyone in an opening prayer followed by the Pledge of Allegiance led by Commissioner Rivet.

4. **ROLL CALL**

   The following members were recorded as being present: Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Russell Vallet, Gary Leblanc.

   Absent: Mr. Todd Plauche, Alfreda Jackson, Brady Hotard

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

5. **APPROVE MINUTES OF PREVIOUS MEETING**

   A. Approve minutes of June 21, 2022

   A motion was made by Russell Vallet, seconded by Ray Rivet to approve minutes of June 21, 2022.

   The vote was recorded as follows:

   YEAS: 6 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Russell Vallet, Gary Leblanc)
   NAYS: 0 (None)
   ABSENT: 3 (Todd Plauche, Alfreda Jackson, Brady Hotard)
   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 Donald Hebert requesting I-2 with a Special Use for Wrecker Service.***

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

   Mr. Kevin Durbin was recognized and gave the Commissioners a rundown of this analysis. The Commissioners did not have questions for Mr. Durbin. Chairman Ducote then recognized the representative for Donnie Hebert, Mrs. Dianne Savoy and the applicant, Jason Sartan. Both answered questions from the Commissioners regarding vehicle storage, processing, and site plan specifications. Mr. Durbin stated there is a mismatch of what the State requires and what the Parish law states. The Zoning Review Board does plan on taking this item soon. 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 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. And Chapter 111 Administration and Enforcement, Article IV Zoning Enforcement, Section 111-78 Special, Conditional Use Requirements and Procedures For Donald Hebert requesting I-2 with a Special Use for Wrecker Service.*

The vote was recorded as follows:

YEAS: 6 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Russell Vallet, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 3 (Todd Plauche, 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 Jacob Granier, Requesting to Rezone from AG-1 to R-M.***

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

Mr. Kevin Durbin was recognized and gave a brief explanation of the aforementioned rezoning request. Mr. Durbin stated that the current state of the minor subdivision was not up to code, but he did speak to the property owner who then assured him the road issues would be repaired. Nor was the applicant or the current property owner 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 Ray Rivet, 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 Jacob Granier, Requesting to Rezone from AG-1 to R-M. .*

The vote was recorded as follows:

YEAS: 6 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Russell Vallet, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 3 (Todd Plauche, Alfreda Jackson, Brady Hotard)
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 Hari Om Hospitality, Inc. Rezoning from C-1.3 (Regional-Scaled Commercial) to R-MF-3 (Multi Family Residence 3) with waivers for density, minimum unit square foot, and building height requirements. Master Plan Change***

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 his analysis. No comments or questions from the Commissioners were made. Chairman Ducote then called forward the representatives for Saul Urban LLC., Mr. Marshal Grodner and Sam Difrank. They gave a presentation of their proposal for turning the hotel into a 1 and 2 bedroom apartment complex. There was discussion as to: lease agreements, apartment sizes, what studies have been done, and proposed amenities. An adjacent property owner, Paul Wong, expressed his concerns about the proposed multifamily apartment complex. There were no other questions from the audience or Commission members. 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 Ray Rivet to **recommend approval with waivers** 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 Hari Om Hospitality, Inc.Rezoning from C-1.3 (Regional-Scaled Commercial) to R-MF-3 (Multi Family Residence 3) with waivers for density, minimum unit square foot, and building height requirements.* ***Master Plan Change.***

The vote was recorded as follows:

YEAS: 3 (Sidney Blanchard, Ray Rivet, Gary Leblanc)
NAYS: 3 (Curtis Ducote, Joycelyn Green, Russell Vallet)
ABSENT: 3 (Todd Plauche, Alfreda Jackson, Brady Hotard)
ABSTAIN: 0 (None)

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

8. ADJOURN

A motion was made by Russell Vallet, seconded by Gary Leblanc to adjourn the Zoning meeting.

The vote was recorded as follows:

YEAS: 6 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Russell Vallet, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 3 (Todd Plauche, Alfreda Jackson, 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, July 19, 2022 and called to order at 6:19pm.

9. APPROVE MINUTES OF PREVIOUS MEETING

A. Approve minutes of June 21, 2022

A motion was made by Gary Leblanc, seconded by Joycelyn Green to approve minutes of June 21, 2022.

The vote was recorded as follows:

YEAS: 6 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Russell Vallet, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 3 (Todd Plauche, Alfreda Jackson, Brady Hotard)
ABSTAIN: 0 (None)

As a result of the votes the motion Passed.

10. CORRESPONDENCE

11. PUBLIC HEARINGS:

A. ***FINAL MAP SHOWING THE EXCHANGE OF PROPERTY BETWEEN LOTS D & D-1 INTO D-1-A & D-2 LOCATED IN SECTIONS 1 AND 40 TOWNSHIP 7 SOUTH, RANGE 11 EAST, SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, LOUISIANA FOR RAY BRYANT.***

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

Chairman Ducote recognized Mr. Kevin Durbin but he turned the explanation over to

Secretary Mallorie Davis. Mrs. Davis explained the reason for the waivers on the plat to the Commissioners. Mr. Durbin then stated that the waivers requested equal more than the 20 percent reduction in the equivalent standard, which requires a supermajority affirmative vote. Chariman Ducote then recognized Matthew Dupree, surveyor and representative, to give any additional information. He added that the owner wants to refinance the smaller lot but could not move further until the plat was complete. 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 Russell Vallet, seconded by Joycelyn Green to **recommend approval with waivers** of *FINAL MAP SHOWING THE EXCHANGE OF PROPERTY BETWEEN LOTS D & D-1 INTO D-1-A & D-2 LOCATED IN SECTIONS 1 AND 40 TOWNSHIP 7 SOUTH, RANGE 11 EAST, SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, LOUISIANA FOR RAY BRYANT.* .

The vote was recorded as follows:

YEAS: 6 (Sidney Blanchard, Ray Rivet, Curtis Ducote, Joycelyn Green, Russell Vallet, Gary Leblanc)
NAYS: 0 (None)
ABSENT: 3 (Todd Plauche, Alfreda Jackson, Brady Hotard)
ABSTAIN: 0 (None)

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

12. OTHER BUSINESS:

A. The Council meeting will be held on July 28, 2022 at 5:30 pm.

B. The next P&Z meeting is scheduled for August 2, 2022.

13. ADJOURN

There being no further business, a motion to adjourn was made by Russell Vallet and was adopted by acclamation at 06:31 PM.

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Curtis Ducote, Chairman

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Mallorie Davis, Secretary