

**MINUTES OF THE  
WEST BATON ROUGE PARISH PLANNING COMMISSION  
Tuesday, July 5, 2016**

[These minutes are summarized for brevity. Refer to recording for detailed minutes.](#)

A regular meeting of the West Baton Rouge Parish Planning Commission was held on Tuesday, July 5, 2016, in the Parish Council Meeting Room, 880 N. Alexander Avenue, Port Allen, LA. The meeting was called to order by Chairman John Tilton at 5:36 pm.

Roll as recorded by Roll Call Pro System:

Members present: John Tilton, Joycelyn Green, Joy Hobbins, Alfreda Jackson, Rusty Daigle, Sidney Blanchard, Ray Rivet, Russell Vallet and Teri Bergeron

Members absent: None

Others present: Kevin Durbin, Lynn Cline, Cletus Langlois, Thomas Acosta, Rodney Debenedetto, Phillip Debenedetto and Shane Robertson.

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**Upon a Motion** was made by Russell Vallet, seconded by Joy Hobbins, to approve the minutes of the June 21, 2016 meeting. The motion carried unanimously.

**Correspondence** from the Council Clerk, Michelle Tullier was read.

- **Congratulations to Commissioner Joycelyn Green for her re-appointment to the Planning and Zoning Commission for another 8 year term.**
- **Commissioner Teri Bergeron has declined her re-appointment to pursue existing commitments.**
- **Congratulations to New Commissioner Carey Denstel on his appointment as Teri Bergeron's replacement.**

**Public Hearing:**

- 1) 2016-11 Preliminary plat of the Settlement of Silverstone Subdivision, Lots 1 thru 34 & Lot ESC & Lot WBR-S located in Section 8 T8S, R12E, S.E. Land District, West of the Mississippi River, Parish of West Baton Rouge, Louisiana for Landsaf Properties, LLC

Cletus Langlois with Patin Engineers and Surveyors was available to represent this proposed subdivision.

Rodney Debenedetto and Phillip Debenedetto were recognized and asked that their concerns be addressed before this subdivision is allowed to be constructed. Their concerns were the poor drainage on Emily Dr. which is where the water from this subdivision drains. The existing drainage has been addressed lately by the Parish, but it is not enough, together with the water table being so high recently because of the unusually high Mississippi river, the Emily Dr people have a legitimate concern. The Debenedettos' feel the water issues will only get worse if this subdivision is allowed before the existing drainage issue is corrected. Rodney Debenedetto asked for more study on the drainage before they go any further.

Mr. Langlois addressed concerns about the drainage to Emily Dr. stating they will put in a retention/detention pond to address this situation. The reason for the waiver to not install thru streets are because Laws & company requested no connection and the pipeline (Exxon) revoked parish right of ways over the existing Pipeline Servitude. Mr. Langlois stated that they have run the numbers and it works out to the allowed acceptable number (which is 2" above existing downstream).

There were no other comments from the audience.

Russell Vallet made a motion, seconded by Teri Bergeron, to close the public hearing. The motion carried unanimously.

- 2) Rusty Daigle made a motion, seconded by Joy Hobbins to **Recommend Denial** of 2016-11 Preliminary plat of the Settlement of Silverstone Subdivision, Lots 1 thru 34 & Lot ESC & Lot WBR-S located in Section 8 T8S, R12E, S.E. Land District, West of the Mississippi River, Parish of West Baton Rouge, Louisiana for Landsaf Properties, LLC. **The reason for denial is that this will further traffic congestion and the violation of Chapter 105-36 and 37, Length of Dead End Street, block length and no thru streets.**

The Roll Call Pro System recorded the vote as:

YEAS: 9 (Russell Vallet, Joy Hobbins, Joycelyn Green Sidney Blanchard, John Tilton, Alfreda Jackson, Teri Bergeron, Ray Rivet and Rusty Daigle)

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 0 ()

As a result the motion was recommended for **Denial by a unanimous vote.**

There was no other business to come before the Commission.

A unanimous motion was made to adjourn 6:20.

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John Tilton, Chairman

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Joycelyn Green, Secretary