

**MINUTES OF THE
WEST BATON ROUGE PARISH ZONING COMMISSION
Tuesday, June 21, 2016**

These minutes are summarized for brevity. For precise minutes refer to the disc labeled for this date.

A regular meeting of the West Baton Rouge Parish Zoning Commission was held on Tuesday, June 21, 2016, in the Parish Council Meeting Room, 880 N. Alexander Avenue, Port Allen, Louisiana. The meeting was called to order by Chairman John Tilton at 5:30 PM.

Roll as recorded by Roll Call Pro System:

Members present: John Tilton, Joycelyn Green, Alfreda Jackson, Rusty Daigle, Russell Vallet and Teri Bergeron

Members absent: Sidney Blanchard, Ray Rivet and Joy Hobbins

Others present: Kevin Durbin, Lynn Cline, Adam Campo, Charlie St Romain, and Cletus Langlois

Upon motion of Russell Vallet, seconded by Joycelyn Green, the minutes of the June 7, 2016 meeting was approved as written. The motion carried unanimously.

Correspondence from the Council Clerk, Michelle Tullier was read.

Public hearing:

- 1) **Master Plan Change** File # 2016-05 Rezoning from C-1.3 to POS-C-RV (Park open space, campground, RV Park) Hwy 1148 /Choctaw Rd, Addis, LA, 111.54 acres in SW/4 Section 83 T8S, R12E ON Choctaw Road, Hwy. 1148 for Campo/Bullock. (THIS IS A CHANGE TO THE MASTER PLAN. 2/3 VOTE REQUIRED)

Adam Campo was available to represent this request. Mr. Campo explained that the plan is to put a RV campground at this location, but only part of the property that is not a wetlands. He plans to conform completely to the parish code. The park across the street with 300 slots and stays full. He feels that he will have no trouble keeping this campground full with plant workers.

Commissioner Rusty Daigle expressed his concern with the traffic issues on the South side of the intra-coastal canal. Mr. Daigle explained that he feels that if he cannot legitimately vote for this project knowing that it will add more traffic on LA1. If he can't be part of the solution, he will not be part of the problem.

Mr. Campo rebutted saying that he feels that this development will take some of the traffic off LA1. Those traveling to hotels or across the river to Baton Rouge for housing will be able to stay on this side of the river. These plant workers will be able to go here to relax after the day at the plant.

There was no comment or question from the audience. The Commission had a short discussion among themselves.

- 2) **Master Plan Change** File # 2016-03 Rezoning from AG to C-1.3 and R-SF-2 (Commercial and Residential Single Family) 4667 Hwy 1South, Port Allen, LA 14 acres in Section 8 T8S, R12E being a portion of the Debenedetto Heirs property, east of Hwy #1 for Landsaf Properties, LLC THIS IS A CHANGE TO THE MASTER PLAN. 2/3 VOTE REQUIRED)

Cletus Langlois was available to represent this rezoning request. Mr. Langlois explained that this is proposed 34 lots, residential, with an additional Commercial lot at the front of the subdivision. To address Mr. Daigle's concern, this is proposed to be the same type of subdivision as Antonia, where the locals move to upsize out of their starter homes; which is what happened in Antonia. Mr. Langlois agrees with Commissioner Daigle's concern. He has even had to change his business hours to accommodate the traffic and his employees.

Commissioner Daigle expressed the added congestion on LA1 as his concern.

There was no comment or question from the audience. The Commission had a short discussion among themselves.

- 3) **Master Plan Change** File # 2016-6 Rezone from AG to R-SF-3 (Residential) 7306 Section Road, Port Allen, LA 70767. Remaining portion of Tract D-1-Q-1 and Lot D-1-L Containing 1.969 acres for a total of 11.356 acres, in Section 57 & 82 T6S, R12E. For Brent Beauvais THIS IS A CHANGE TO THE MASTER PLAN. 2/3 VOTE REQUIRED)

Charlie St.Romain was available to represent this rezoning request. He explained that the plat has already been approved for the 9 lot division on Section Rd, contingent on this rezoning.

Secretary, Lynn Cline, reminded the Commission that this plat has been approved by the Council, contingent on the rezoning. The new coding for agricultural lots states that a lot can be zoned AG only if it is 4 or more acres.

There was no comment or question from the audience. The Commission had a short discussion among themselves.

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

- 1) Rusty Daigle made a motion to **Deny** Recommending approval of File # 2016-05 Rezoning from C-1.3 to POS-C-RV (Park open space, campground, RV Park) Hwy 1148 /Choctaw Rd, Addis, LA , 111.54 acres in SW/4 Section 83 T8S, R12E ON Choctaw Road, Hwy 1148 for Campo/Bullock. For the reason of additional traffic to be added to LA 1. **The motion died for a lack of a second.**

Roll Call Pro failed at this time. The remainder of this meeting was handled manually.

- 1) Teri Bergeron made a motion, seconded by Russell Vallet to **Recommend Approval** of File # 2016-05 Rezoning from C-1.3 to POS-C-RV (Park open space, campground, RV Park) Hwy 1148 /Choctaw Rd, Addis, LA , 111.54 acres in SW/4 Section 83 T8S, R12E ON Choctaw Road, Hwy 1148 for Campo/Bullock. (THIS IS A CHANGE TO THE MASTER PLAN. 2/3 VOTE REQUIRED)

The vote was:

- YEAS: 5 (Russell Vallet, Joycelyn Green, John Tilton, Alfreda Jackson, and Teri Bergeron)
- NAYS: 1 (Rusty Daigle)
- ABSTAIN 0 ()
- ABSENT: 3 (Joy Hobbins, Ray Rivet and Sidney Blanchard)

As a result the motion carried.

Public hearing:

- 2) Russell Vallet made a motion, seconded by Joycelyn Green to **Recommend Approval** of File # 2016-03 Rezoning from AG to C-1.3 and R-SF-2 (Commercial and Residential Single Family) 4667 Hwy 1South, Port Allen, LA 14 acres in Section 8 T8S, R12E being a portion of the Debenedetto Heirs property, east of Hwy #1 for Landsaf Properties, LLC

The vote was:

- YEAS: 5 (Russell Vallet, Joycelyn Green, John Tilton, Alfreda Jackson, and Teri Bergeron)
- NAYS: 1 (Rusty Daigle)
- ABSTAIN 0 ()
- ABSENT: 3 (Joy Hobbins, Ray Rivet and Sidney Blanchard)

As a result the motion carried.

- 3) Russell Vallet made a motion, seconded by Teri Bergeron to **Recommend Approval** of File # 2016-6 Rezone from AG to R-SF-3 (Residential) 7306 Section Road, Port Allen, LA 70767. Remaining portion of Tract D-1-

Q-1 and Lot D-1-L Containing 1.969 acres for a total of 11.356 acres, in Section 57 & 82 T6S, R12E. For Brent Beauvais.

The vote was:

YEAS: 6 (Russell Vallet, Joycelyn Green, John Tilton, Alfreda Jackson, Teri Bergeron, and Rusty Daigle)

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 3 (Joy Hobbins, Sidney Blanchard and Ray Rivet)

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

There was no other business to come before the Zoning Commission.

Joycelyn Green made a motion, seconded by Russell Vallet to adjourn which carried unanimously.

The meeting of the Zoning Commission adjourned at 6:00 PM.

John Tilton, Chairman

Joycelyn Green, Secretary