

**MINUTES OF THE  
WEST BATON ROUGE PARISH ZONING COMMISSION  
Tuesday, September 6, 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, September 6, 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 5:33 PM.

Roll as recorded by Roll Call Pro System:

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

Members absent:

Others present: Kevin Durbin, Lynn Cline, and Tyler Francois

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Upon motion of Joycelyn Green, seconded by Joy Hobbins, the minutes of the August 16, 2016 meeting was approved as written. The motion carried unanimously.

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

**Public hearing:**

1) **File #2016-09** Rezoning from AG to R-M (residential minor subdivision)  
5260 Sands Dr, Port Allen, LA 70767, Lot K-20-A-3 Lynwood Subdivision containing 8.679 acres for Raymond Brooks  
**\*\*\*\*\*THIS IS A MASTER PLAN CHANGE requires a 2/3 vote**

Mr. Brooks was available to represent himself. He explained that he is doing this for his daughter to be able to purchase a new mobile home. He is uncertain what he will do with the rest of the property.

There was a short discussion among the Commission members.

2) **File # 2016-10** Rezoning from AG to R-S-3 (Residential Single Family)  
5818 Flynn Rd, Port Allen, LA 70767, Tract B, a portion of 12.94 acres in Section 18, T6S, R11E, Known as a portion of the Willie Jack Estate for Tenita Mason Shavers ETALS  
**\*\*\*\*\*THIS IS A MASTER PLAN CHANGE requires a 2/3 vote**

Ms. Shavers was available to represent herself. She explained that this if for her son and daughter to divide and to live on.

There was a short discussion among the Commission members.

3) **File # 2016-12** Rezoning from C-1.1 & R-SF-2 to RM (Residential Minor)  
2315 Rosedale Rd, Port Allen, LA 70767, Lot 11-A containing 4.347 acres in Sections 65 & 91, T7S, R12E, SQ 11  
Burbridge Tract for Kenneth Carr, Sr.

Tyler Francois, with PESI, was available to represent the Carr subdivision. He explained that the front lot is being pulled from the rezoning request since it is already a legal lot and the grandson is ready to build now. The remainder of the property as well as the proposed roadway is the request for the rezoning to a minor subdivision.

Mr. Carr repeated the same information from the audience.

There was a short discussion among the Commission members.

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

1) Russell Vallet made a motion, seconded by Alfreda Jackson to **Recommend Approval** of File #2016-09 Rezoning from AG to R-M (residential minor subdivision), 5260 Sands Dr, Port Allen, LA 70767, Lot K-20-A-3 Lynwood Subdivision containing 8.679 acres for Raymond Brooks.

The Roll Call vote was recorded as:

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

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 0 ()

As a result the motion carried.

2) Russell Vallet made a motion, seconded by Joy Hobbins to **Recommend Approval** of File # 2016-10 Rezoning from AG to R-S-3 (Residential Single Family), 5818 Flynn Rd, Port Allen, LA 70767, Tract B, a portion of 12.94 acres in Section 18, T6S, R11E, Known as a portion of the Willie Jack Estate for Tenita Mason Shavers ETALS  
\*\*\*\*\*THIS IS A MASTER PLAN CHANGE requires a 2/3 vote

The Roll Call vote was recorded as:

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

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 0 ()

As a result the motion carried.

3) Sidney Blanchard made a motion, seconded by Carey Denstel to **Recommend Approval** of File # 2016-12 Rezoning from C-1.1 & R-SF-2 to RM (Residential Minor) 2315 Rosedale Rd, Port Allen, LA 70767, Lot 11-A containing 4.347 acres in Sections 65 & 91, T7S, R12E, SQ 11 Burbridge Tract for Kenneth Carr, Sr.

The Roll Call vote was recorded as:

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

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 0 ()

As a result the motion carried.

The Public Hearing was reopened:

Director Kevin Durbin addressed the Commission representing the following ordinances, explaining and answering any questions the Commission had:

4) An ordinance to amend and reenact Chapter 111 (“Administration and Enforcement”), Article IV (“Zoning Enforcement”), Section 111-63 (“Board of Adjustment – Establishment and procedure”) of the West Baton Rouge Parish Code of Ordinances to provide for fees associated with variance advertisements and hearings.

5) An ordinance to amend and reenact Chapter 106 (“Site Planning”), Article V (“Yard/Setback, Open Space and Common Area Requirements”), Section 106-125 (“C-2 site development regulations”) of the West Baton Rouge Parish Code of Ordinances to provide for yard requirements for C-2 zoning districts.

- 6) An ordinance to amend and reenact Chapter 111 (“Administration and Enforcement”), Article VI (“Subdivision Approval Procedure”), Section 111-116 (“Subdivision Waivers”) of the West Baton Rouge Parish Code of Ordinances to provide clarification language relative to the respective roles of the Planning & Zoning Commission and the Parish Council in the waiver deliberation process.
- 7) An ordinance to amend and reenact Part III (“Unified Development Code”), Chapter 101 (“General Provisions”), Section 101-1 (“Definitions”) of the West Baton Rouge Parish Code of Ordinances to provide for classification standards of “outdoor storage” and “bulk outdoor storage” in moderate and heavy industrial districts.

On this particular ordinance, Commissioners Daigle and Denstel questioned the way gas is measured. Is this the correct way to measure this volume? Director Durbin said he would verify this particular language and make sure it is correct and if not, the change will be made for the Council meeting Thursday night.

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

- 4) Rusty Daigle made a motion, seconded by Russell Vallet to **Recommend Approval** of An ordinance to amend and reenact Chapter 111 (“Administration and Enforcement”), Article IV (“Zoning Enforcement”), Section 111-63 (“Board of Adjustment – Establishment and procedure”) of the West Baton Rouge Parish Code of Ordinances to provide for fees associated with variance advertisements and hearings.

The Roll Call vote was recorded as:

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

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 0 ()

As a result the motion carried.

- 5) Russell Vallet made a motion, seconded by Joy Hobbins to **Recommend Approval** of An ordinance to amend and reenact Chapter 106 (“Site Planning”), Article V (“Yard/Setback, Open Space and Common Area Requirements”), Section 106-125 (“C-2 site development regulations”) of the West Baton Rouge Parish Code of Ordinances to provide for yard requirements for C-2 zoning districts.

The Roll Call vote was recorded as:

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

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 0 ()

As a result the motion carried.

- 6) Joycelyn Green made a motion, seconded by Russell Vallet to **Recommend Approval** of An ordinance to amend and reenact Chapter 111 (“Administration and Enforcement”), Article VI (“Subdivision Approval Procedure”), Section 111-116 (“Subdivision Waivers”) of the West Baton Rouge Parish Code of Ordinances to provide clarification language relative to the respective roles of the Planning & Zoning Commission and the Parish Council in the waiver deliberation process.

The Roll Call vote was recorded as:

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

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 0 ()

As a result the motion carried.

- 7) Motion by Rusty Daigle, seconded by Russell Vallet, to **Recommend Approval** of An ordinance to amend and reenact Part III (“Unified Development Code”), Chapter 101 (“General Provisions”), Section 101-1 (“Definitions”) of the West Baton Rouge Parish Code of Ordinances to provide for classification standards of “outdoor storage” and “bulk outdoor storage” in moderate and heavy industrial districts.

The Roll Call vote was recorded as:

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

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 0 ()

As a result the motion carried.

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

Alfreda Jackson made a motion, seconded by Russell Vallet to adjourn which carried unanimously.

The meeting of the Zoning Commission adjourned at 6:12 PM.

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John Tilton, Chairman

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Joycelyn Green, Secretary