

1. Agenda

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[JANUARY 15 2019 AGENDA.PDF](#)

2. Meeting Minutes

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[JANUARY 15 2019 PLANNING MIN.PDF](#)  
[JANUARY 15 2019 ZONING MIN.PDF](#)

**AGENDA**  
**WEST BATON ROUGE PARISH PLANNING & ZONING COMMISSION**  
**Tuesday, January 15, 2019**  
**5:30 P.M.**  
**ZONING**

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**CALL TO ORDER**

**SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES**

**PLEDGE OF ALLIGENCE**

**1. ROLL CALL**

**2. APPROVE MINUTES OF PREVIOUS MEETING 1/2/2019**

**CORRESPONDENCE:**

**3. PUBLIC HEARING:**

a) File #2018-13 Request Rezoning from AG and R-MH (Mobile Home Park) to R-M (Residential Minor). Address: 4363 Raymond Labauve, Brusly, LA 70719

A portion of Tract HT-8-C and HT-3, both lots west of the Coulee Canal in Sections 62 & 63, T8S, R12E, at the end of Raymond Labauve Dr. for Jeremy Prejean and Jason Suire.

b) File #2018-14 Request Rezoning from AG and R-MH (Mobile Home Park) to R-M (Residential Minor). Address: 4363 Raymond Labauve, Brusly, LA 70719

A portion of Tract HT-8-C and HT-3, both lots east of the Coulee Canal in Sections 62 & 63, T8S, R12E, at the end of Lukeville Lane Extension for Jeremy Prejean and Jason Suire.

c) File #2018-15 Request Rezoning from AG to R-SF-3 (Residential single family).

Address: Lot E-2 fronting Ellwood, Brusly, LA 70719

A portion of Tract E-2, fronting Ellwood Dr, containing 56.89 acres in Section 60, T8S, R12E, West Baton Rouge Parish Louisiana for Patricia Ellwood.

**4. ADJOURN**

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**PLANNING**

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**1. APPROVE MINUTES OF PREVIOUS MEETING 1/2/2019**

**CORRESPONDENCE**

**2. PUBLIC HEARINGS:**

File #2018-29 Final plat showing survey & division of Lot 13, Rosario DiBenedetto Estate, located in Section 43, T7S R12E, Southeastern Land District, West of the Mississippi River, West Baton Rouge Parish, LA for April Brumfield.

**OTHER BUSINESS:**

**ADJOURN**

**MINUTES OF THE  
WEST BATON ROUGE PARISH PLANNING COMMISSION  
Tuesday, January 15, 2018**

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

A regular meeting of the West Baton Rouge Parish Planning Commission was held on Tuesday, January 15, 2019, in the Parish Council Meeting Room, 880 N. Alexander Avenue, Port Allen, LA. The meeting was called to order by Chairman John Tilton at 6:05 pm.

Roll as recorded:

Members present: John Tilton, Joycelyn Green, Joy Hobbins, Russell Vallet, Curtis Ducote and Carey Denstel.

Members absent: Alfreda Jackson, Ray Rivet and Sidney Blanchard

Others present: Kevin Durbin, Lynn Cline, Jeremy Prejean, Tischa Mitchell-Dorsey, Jim Caruso, Henry Henderson Jr., Court Bradford, and Raymond Mullins.

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Motion was made by Russell Vallet, seconded by Carey Denstel, to approve the minutes of the January 2, 2019 meeting. The motion carried unanimously.

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

Chairman Tilton opened the Public Hearing for:

File #2018-29 Final plat showing survey & division of Lot 13, Rosario DiBenedetto Estate, located in Section 43, T7S R12E, Southeastern Land District, West of the Mississippi River, West Baton Rouge Parish, LA for April Brumfield.

Surveyor Raymond Mullins was available to represent this Plat. He explained that this property was previously, a few years back, given a variance for minimal square footage to allow a second trailer on this lot. Due to the mortgage company requirements, the lot has to be divided to mortgage her new trailer. It will still need a Waiver because both lots do not meet the minimum square footage.

There was no comment from the audience and no discussion from the Commission.

Chairman Tilton closed the public hearing

Carey Denstel made a motion, seconded by Russell Vallet to **recommend approval, with a variance for lack of minimal square footage**, of File #2018-29 Final plat showing survey & division of Lot 13, Rosario DiBenedetto Estate, located in Section 43, T7S R12E, Southeastern Land District, West of the Mississippi River, West Baton Rouge Parish, LA for April Brumfield. The reason for allowing the Waiver is due to the size of the lot and it previously was given a variance for the same reason.

The motion carried as recorded:

YEAS: 6 (Curtis Ducote, John Tilton, Joycelyn Green, Carey Denstel, Joy Hobbins and Russell Vallet)

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 3 (Sidney Blanchard, Alfreda Jackson, and Ray Rivet)

As a result the motion was **Recommended for Approval to the Council** by a **unanimous vote** of members present.

There was no other business to come before the Commission.

A unanimous motion was made to adjourn 6:07

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John Tilton, Chairman

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Joy Hobbins, Secretary

**MINUTES OF THE  
WEST BATON ROUGE PARISH ZONING COMMISSION  
Tuesday, January 15, 2019**

These minutes are summarized for brevity. Refer to video recording for detailed minutes.

A regular meeting of the West Baton Rouge Parish Zoning Commission was held on Tuesday, January 15, 2019, in the Parish Council Meeting Room, 880 N. Alexander Avenue, Port Allen, LA. The meeting was called to order by Chairman John Tilton at 5:32 pm.

Roll as recorded:

Members present: John Tilton, Joycelyn Green, Joy Hobbins, Russell Vallet, Curtis Ducote and Carey Denstel.

Members absent: Alfreda Jackson, Ray Rivet and Sidney Blanchard

Others present: Kevin Durbin, Lynn Cline, Jeremy Prejean, Tischa Mitchell-Dorsey, Jim Caruso, Henry Henderson Jr., Court Bradford, and Raymond Mullins.

Video

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Motion was made by Joycelyn Green, seconded by Russell Vallet, to approve the minutes of the January 2, 2017 meeting. The motion carried unanimously.

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

**Public Hearing:**

a) File #2018-13 Request Rezoning from AG and R-MH (Mobile Home Park) to R-M (Residential Minor).  
Address: 4363 Raymond Labauve, Brusly, LA 70719

A portion of Tract HT-8-C and HT-3, both lots west of the Coulee Canal in Sections 62 & 63, T8S, R12E, at the end of Raymond Labauve Dr. for Jeremy Prejean and Jason Suire.

Jeremy Prejean was available to represent files 2018-13 & 14. He explained that he and his partner, Jason Suire, purchase the Truxillo's property and wish to divide it into two minor subdivisions, one on each side of Coulee Canal, frontage on Raymond Labauve for one and Lukeville Extension for the other. Currently the lot(s) are zoned agricultural and Mobile Home Park. He and Jason Suire will divide and mortgage each side separately in the creation of a Minor Subdivision. No plans for the property now except to divide to mortgage.

Concerns and question of understanding of the zoning came from local residents; Tischa Dorsey, Jim Caruso and Henry Henderson. Concerns that the coulee backs up sewage during a heavy rain on Thomas Lane (north of this site), width of the road way at this site and if a trailer can be place on this property.

Director Kevin Durbin read from the Parish Code the uses allowed by code in a Minor Subdivision and expressed a concern about the existing landlocked tract, adjacent to this site, owned by the Villarrubia Estate.

Chairman Tilton Closed the public hearing.

Russell Vallet made a motion, seconded by Curtis Ducote to **Recommend Approval** of File #2018-13 Request Rezoning from AG and R-MH (Mobile Home Park) to R-M (Residential Minor). Address: 4363 Raymond Labauve, Brusly, LA 70719. A portion of Tract HT-8-C and HT-3, both lots west of the Coulee Canal in Sections 62 & 63, T8S, R12E, at the end of Raymond Labauve Dr. for Jeremy Prejean and Jason Suire.

The motion carried as recorded:

YEAS: 6 (Curtis Ducote, John Tilton, Joycelyn Green, Carey Denstel, Joy Hobbins and Russell Vallet)

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 3 (Sidney Blanchard, Alfreda Jackson, and Ray Rivet)

As a result the motion carried to **Recommend for Approval to the Council** by a **unanimous vote** of members present.

**Public Hearing:**

b) File #2018-14 Request Rezoning from AG and R-MH (Mobile Home Park) to R-M (Residential Minor).  
Address: 4363 Raymond Labauve, Brusly, LA 70719. A portion of Tract HT-8-C and HT-3, both lots east of the Coulee Canal in Sections 62 & 63, T8S, R12E, at the end of Lukeville Lane Extension for Jeremy Prejean and Jason Suire.

No comment from the audience or the Commission.

Chairman Tilton closed the public hearing.

Russell Vallet made a motion, seconded by Curtis Ducote, to **Recommend Approval** to the Council of File #2018-14 Request Rezoning from AG and R-MH (Mobile Home Park) to R-M (Residential Minor). Address: 4363 Raymond Labauve, Brusly, LA 70719. A portion of Tract HT-8-C and HT-3, both lots east of the Coulee Canal in Sections 62 & 63, T8S, R12E, at the end of Lukeville Lane Extension for Jeremy Prejean and Jason Suire.

The motion carried as recorded:

YEAS: 6 (Curtis Ducote, John Tilton, Joycelyn Green, Carey Denstel, Joy Hobbins and Russell Vallet)

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 3 (Sidney Blanchard, Alfreda Jackson, and Ray Rivet)

As a result the motion carried to **Recommend for Approval to the Council** by a **unanimous vote** of members present.

**Public Hearing:**

c) File #2018-15 Request Rezoning from AG to R-SF-3 (Residential single family). Address: Lot E-2 fronting Elwood, Brusly, LA 70719. A portion of Tract E-2, fronting Ellwood Dr, containing 56.89 acres in Section 60, T8S, R12E, West Baton Rouge Parish Louisiana for Patricia Ellwood.

Court Bradford was available to represent this rezoning request. Mr. Bradford explained that the Ellwood's wish to divide and sell this section of their tract that remains zoned Agricultural. Since they wish to divid into less than 4 acre lots, it has to be rezoned to be divided.

There was a short exchange of questions with regards to information and existing utilities on Ellwood road.

Chairman Tilton closed the public hearing.

d) Curtis Ducote made a motion, seconded by Joy Hobbins, to recommend approval to the council of File #2018-15 Request Rezoning from AG to R-SF-3 (Residential single family). Address: Lot E-2 fronting Elwood, Brusly, LA 70719. A portion of Tract E-2, fronting Ellwood Dr, containing 56.89 acres in Section 60, T8S, R12E, West Baton Rouge Parish Louisiana for Patricia Ellwood.

The motion carried as recorded:

YEAS: 6 (Curtis Ducote, John Tilton, Joycelyn Green, Carey Denstel, Joy Hobbins and Russell Vallet)

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 3 (Sidney Blanchard, Alfreda Jackson, and Ray Rivet)

As a result the motion carried to **Recommend for Approval to the Council** by a **unanimous vote** of members present.

There was no other business to come before the Commission.

A unanimous motion was made to adjourn 6:05

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John Tilton, Chairman

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Joy Hobbins, Secretary