

1. No Agenda

There is no agenda available for this item. Please review the minutes.

2. Meeting Minutes

Documents:

[JUNE 18, 2019 PLANNING MIN.PDF](#)

[JUNE 18, 2019 ZONING MIN.PDF](#)

**MINUTES OF THE
WEST BATON ROUGE PARISH PLANNING COMMISSION
Tuesday, June 18, 2019**

[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, June 18, 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 6:20 pm.

Roll as recorded:

Members present: John Tilton, Russell Vallet, Ray Rivet, Sidney Blanchard, Carey Denstel and Alfreda Jackson.

Members absent: Joycelyn Green, Joy Hobbins and Curtis Ducote

Others present: Lynn Cline, Secretary, Kevin Durbin, Reba Donachicha, Evan Cooper, Michael Cashro, Chad Orte, and Fannie Easterly

A Motion was made by Russell Vallet, seconded by Sidney Blanchard, to approve the minutes of the May 7, 2019 meeting. The motion carried unanimously.

Public Hearing: there is none.

Correspondence there is none.

There was no other business to come before the Commission.

A unanimous motion was made to adjourn 6:23

John Tilton, Chairman

Lynn Cline, Recording Secretary

**MINUTES OF THE
WEST BATON ROUGE PARISH ZONING COMMISSION
Tuesday, June 18, 2018**

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

A regular meeting of the West Baton Rouge Parish Zoning Commission was held on Tuesday, June 18, 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 5:31 pm.

Roll as recorded:

Members present: John Tilton, Russell Vallet, Ray Rivet, Sidney Blanchard, Carey Denstel and Alfreda Jackson.

Members absent: Joycelyn Green, Joy Hobbins and Curtis Ducote

Others present: Lynn Cline, Secretary, Kevin Durbin, Reba Donachicha, Evan Cooper, Michael Cashro, Chad Ortte, and Fannie Easterly

Upon a Motion made by Carey Denstel, seconded by Russell Vallet, to approve the minutes of the May 7, 2019, meeting. The motion carried unanimously.

Correspondence from the Council Clerk, Michelle Tullier was read.

Public Hearing:

3a) File #2019-05 **Special Use Permit** Request to allow an Assisted Living Facility on Lots 2-A-1-B, Lot 2D-1, 2C-1 & 2A-1-A, 4 lots combined together totaling 6.01 acres in Section 4, T8S, R12E, located at 4133 Hwy 1 South, Port Allen, LA known as West Towne for Hampton Obier.

The proposal for the building(s) was presented to the Commission with the building layout for the Ochner Clinic fronting LA1. There was a short discussion between the presenter and the Commission with no comment from the audience.

Chairman Tilton closed the Public Hearing.

Ray Rivet made a motion, seconded by Alfreda Jackson, to **Recommend Approval** to the Council of 3a) File #2019-05 **Special Use Permit** Request to allow an Assisted Living Facility on Lots 2-A-1-B, Lot 2D-1, 2C-1 & 2A-1-A, 4 lots combined together totaling 6.01 acres in Section 4, T8S, R12E, located at 4133 Hwy 1 South, Port Allen, LA known as West Towne for Hampton Obier.

The motion carried as recorded:

YEAS 6 (John Tilton, Carey Denstel, Sidney Blanchard, Alfreda Jackson, Ray Rivet, and Russell Vallet)

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 3 (Joy Hobbins, Joycelyn Green and Curtis Ducote)

As a result the motion was **recommended for Approval of a Special Use Permit to the Council** by a **unanimous vote** of members present.

3b) File #2019-06 Request Rezoning from Ag to I-1 (light industrial) zone, Lobdell Highway and Court Street, Port Allen, LA 70767. Tract containing 118.039 Acres M/L Section 91 & 92 T7S R12E, located with an entrance on Lobdell Hwy and Court St., Port Allen, LA for LA 3 Holdings, LLC. **This is a Master Plan Change**

Chad Ortte and Leon Audibert were available to represent this rezoning request. They explained that they do not have a confirmed renter yet, but the rezoning is for marketing and are trying to cover all the possible needs of their clients, which is the reason for the I-1 zoning.

Carey Denstel suggested the C-1.4 zoning for the warehousing and distribution needed without making the whole tract an Industrial use next to so much commercial, and the residential district at the rear of this 100+ acre tract.

Chairman Tilton closed the Public Hearing.

Carey Denstel made a motion, seconded by Ray Rivet, to **Recommend Approval** to the Council of File #2019-06 **Rezoning from Ag to a C-1.4 (industrial-transitional commercial district) zone**, Lobdell Highway and Court Street, Port Allen, LA 70767. Tract containing 118.039 Acres M/L Section 91 & 92 T7S R12E, located with an entrance on Lobdell Hwy and Court St., Port Allen, LA for LA 3 Holdings, LLC.

(This does NOT constitute a Master Plan Change because the Master Plan calls for Commercial in this area.)

The motion carried as recorded:

YEAS 6 (John Tilton, Carey Denstel, Sidney Blanchard, Alfreda Jackson, Ray Rivet, and Russell Vallet)

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 3 (Joy Hobbins, Joycelyn Green and Curtis Ducote)

As a result the motion was **recommended for Approval to the Council for a C-1.4 Zoning by a unanimous vote** of members present.

3c) File #2019-07 Request rezoning from Ag and C-1.3 to I-1 (light industrial) zone. 3193 Webster Lane, Port Allen, LA 70767. Tracts 6.13 AC Section 21 T7S R12E being a portion of the WM W Munson Property and 59.072 Acres M/L in Northeast quarter, Section 21 T7S R12E., Port Allen, LA for Wolf ET AL/Ty Gose and WSM Properties. **This is a Master Plan Change requiring a 2/3 vote.**

Michael Cashro was available to represent this rezoning request. He explained that this request is for marketing and they do not yet have a client to rent the proposed warehouse facility. It is the same type of project as the one they just heard.

There was no comment from the audience or the Commission.

Chairman Tilton closed the public hearing.

Carey Denstel made a motion, seconded by Russell Vallet., to **Recommend Approval** to the Council of File #2019-07 **Rezoning from Ag and C-1.3 to a C-1.4 (industrial-transitional commercial district) zone** 3193 Webster Lane, Port Allen, LA 70767. Tracts 6.13 AC Section 21 T7S R12E being a portion of the WM W Munson Property and 59.072 Acres M/L in Northeast quarter, Section 21 T7S R12E., Port Allen, LA for Wolf ET AL/Ty Gose and WSM Properties.

(This does NOT constitute a Master Plan Change because the Master Plan calls for Commercial in this area.)

The motion carried as recorded:

YEAS 6 (John Tilton, Carey Denstel, Sidney Blanchard, Alfreda Jackson, Ray Rivet, and Russell Vallet)

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 3 (Joy Hobbins, Joycelyn Green and Curtis Ducote)

As a result the motion was **recommended for Approval to the Council for a C-1.4 Zoning by a unanimous vote** of members present.

There was no other business to come before the Commission.

A unanimous motion was made by Alfreda Jackson to adjourn at 6:20.

John Tilton, Chairman

Lynn Cline, Recording Secretary