

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

[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, October 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 5:30 pm.

Roll as recorded:

Members present: John Tilton, Ray Rivet, Curtis Ducote, Sidney Blanchard, Todd Plauche and Alfreda Jackson.

Members absent: Joycelyn Green, Joy Hobbins and Russell Vallet

Others present: Kevin Durbin, Lynn Cline, Stacy Krebs, Larry Johnson, Joyce Williams, George Hill, Alan Crowe, Bill Carmouche, Richard Harrington, Joseph Cangelosi and Gary LeBlanc

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**Upon a Motion** made by Alfreda Jackson, seconded by Curtis Ducote, to approve the minutes of the August 20, 2019, meeting. The motion carried unanimously.

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

**Public Hearing:**

3a) An ordinance to amend and reenact Appendix A (“Zoning Districts”), Chapter 104 (“Zoning Ordinance”) of Part III (“Unified Development Code”) of the West Baton Rouge Parish Code of Ordinances to allow special use permits for moderate industrial uses within light industrial zoning districts.

Director Kevin Durbin explained the purpose of this ordinance and its use in the Parish Code.

Stacy Krebs and George Hill both expressed objection to this ordinance.

Chairman Tilton closed the public hearing.

Sidney Blanchard made a motion, seconded by Ray Rivet, to **Recommend Approval** to the Council of ) An ordinance to amend and reenact Appendix A (“Zoning Districts”), Chapter 104 (“Zoning Ordinance”) of Part III (“Unified Development Code”) of the West Baton Rouge Parish Code of Ordinances to allow special use permits for moderate industrial uses within light industrial zoning districts.

Curtis Ducote made a **subsequent motion**, seconded by Todd Plauche, to **Recommend Denial** to the Council of ) An **ordinance** to amend and reenact Appendix A (“Zoning Districts”), Chapter 104 (“Zoning Ordinance”) of Part III (“Unified Development Code”) of the West Baton Rouge Parish Code of Ordinances to allow special use permits for moderate industrial uses within light industrial zoning districts.

The subsequent motion carried as recorded:

YEAS 4 (Curtis Ducote, Todd Plauche, John Tilton and Alfreda Jackson)

NAYS: 2 (Sidney Blanchard and Ray Rivet)

ABSTAIN 0 ()

ABSENT: 3 (Joycelyn Green, Joy Hobbins and Russell Vallet)

As a result the motion was **recommended for Denial to the Council** by a **Majority vote** of members present.

**Public Hearing:**

3b File #2019-17 Request rezoning from R-SF-3 to AG (Agricultural) Tract CJ-3-C-1 Containing 20.782 acres in Section 7, T7S R11E Port Allen, LA 70767. Lot fronts on Rosedale Road as well as West Acadian Bayou Lane for Larry L. Johnson Sr. [This is a Master Plan Change](#)

Mr. Johnson was available to represent this rezoning. Mr. Johnson handed out pictures and a sheet of information to the Commissioners then preceded with his presentation. (Handouts made a part of these minutes)

Ms. Williams, an adjacent property owner, was recognized with objection to Mr. Johnson’s request.

There was no other comment from the audience. There was a discussion and questions between the Commissioners and Mr. Johnson with regards to the oil tanks, his intentions for the property and reason for rezoning.

Chairman John Tilton closed the public hearing.

Sidney Blanchard made a motion, seconded by Curtis Ducote, to **Recommend Approval** to the Council of File #2019-17 Request rezoning from **R-SF-3 to AG (Agricultural)** Tract CJ-3-C-1 Containing 20.782 acres in Section 7, T7S R11E Port Allen, LA 70767. Lot fronts on Rosedale Road as well as West Acadian Bayou Lane for Larry L. Johnson Sr. [This is a Master Plan Change](#)

The motion carried as recorded:

YEAS 6 (Curtis Ducote, John Tilton, Todd Plauche, Sidney Blanchard, Alfreda Jackson and Ray Rivet)

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 3 (Joy Hobbins, Joycelyn Green and Russell Vallet)

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

**Public Hearing:**

File #2019-18 Request rezoning from C-2 to I-1 (Industrial), 1664 Hugh Loop Road, Port Allen, LA .Hwy 190 West at E Hugh Loop Road, Port Allen, LA 70767. Approximately 7 acres of Tract A-2 containing 23.03 acres, located in Section 85, T7S, R12E, West Baton Rouge Parish West Baton Rouge Parish for Alan Crowe.

Mr. Crowe was available to represent this rezoning explaining that at one time he entertained the idea of a Truck Stop Casino at this location. He has sense changed his mind and request this zoning to revert back to the surrounding I-1 zone. The plan is to build storage buildings for lease to businesses. The same as he did before at this same area.

There was no comment from the audience and a short conversation from the Commission. Chairman Tilton closed the public hearing.

Alfreda Jackson made a motion, seconded by Sidney Blanchard, to **Recommend Approval** to the Council of File #2019-18 Request rezoning from **C-2 to I-1 (Industrial)**, 1664 Hugh Loop Road, Port Allen, LA .Hwy 190 West at E Hugh Loop Road, Port Allen, LA 70767. Approximately 7 acres of Tract A-2 containing 23.03 acres, located in Section 85, T7S, R12E, West Baton Rouge Parish West Baton Rouge Parish for Alan Crowe.

The motion carried as recorded:

YEAS 6 (Curtis Ducote, John Tilton, Todd Plauche, Sidney Blanchard, Alfreda Jackson and Ray Rivet)

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 3 (Joy Hobbins, Joycelyn Green and Russell Vallet)

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

**Public Hearing:**

3c) File #2019-19 Request rezoning from I-1 to I-2 (Moderate Industrial), Tract 1A-2, Hwy 190 West, Port Allen, LA. 70767 Tract 1A-2 Containing 43.878 Acres being a portion of Belmont Plantation in Section 33 T6S R12E & Sections 46 & 47 T7S R12E for Bill Carmouche

and Specialty Assets. This rezoning is for the portion of this property from the field ditch to the rail road tracts only. West Baton Rouge Parish for Bill Carmouche and Specialty Assets.

Mr. Carmouche and Mr. Richard Harrington were available to represent this request. Mr. Carmouche explained he was operating sandblasting in an I-1 zone before and did not know he was grandfathered in at the other location. He also pointed out that this request for I-2 is for the portion of the property from the field ditch to the RR track, the rear of the property only.

Joseph Cangelosi spoke in strong opposition to this request. Gary Leblanc requested that it be notated that these nets/tarps be maintained.

The Commission questioned Mr. Carmouche about his operation, best practices, tarps, documentation to and for DEQ for everything going on at that site. Mr. Carmouche promised to install permanent tarps and to do this business right.

Sidney Blanchard made a motion, seconded by Curtis Ducote, to **Recommend Approval** to the Council of File #2019-19 **Request rezoning from I-1 to I-2 (Moderate Industrial)**, Tract 1A-2, Hwy 190 West, Port Allen, LA. 70767 Tract 1A-2 Containing 43.878 Acres being a portion of Belmont Plantation in Section 33 T6S R12E & Sections 46 & 47 T7S R12E for Bill Carmouche and Specialty Assets. **This rezoning is for the portion of this property from the field ditch to the rail road tracts only.** West Baton Rouge Parish for Bill Carmouche and Specialty Assets.

The motion carried as recorded:

YEAS 5 (Curtis Ducote, Todd Plauche, Sidney Blanchard, Alfreda Jackson and Ray Rivet)

NAYS: 0 ()

ABSTAIN 1 (John Tilton abstaining because he is an adjacent property owner)

ABSENT: 3 (Joy Hobbins, Joycelyn Green and Russell Vallet)

As a result the motion was **recommended for Approval to the Council** by a **5 to 1 vote** of members present.

Mr. Durbin addressed the Commission at this time pointing out how this item would have been addressed with the proposed ordinance.

**Public Hearing:**

File #2019-20 Request rezoning from I-1 (Industrial) to C-1.3 (Regional Commercial) Hwy 190 West, Port Allen, LA 70767. Only the Front 300ft of following listed property as request of WBR Parish Government to correct error in zoning map. Correct error in zoning map.

**Parcel 1**

1008.5 acres known as Westover Plantation in Section 7, T7S, R11E, Sections 7,8,83, 84,85 & 113, T7S, R12E

**Parcel 2**

Tract K190-B2-B Containing 9.134 acres in Sections 38, 82 & 83 T7S, R12E

**Parcel 3**

Tract K190-B2-A containing 13.703 acres in Sections 38, 82 & 83, T7S, R12E

**Parcel 4**

Tract K190-B1-A containing 9.13 Sections in 38, 82 & 83 T7S, R12E

**Parcel 5**

691.057 acres m/l known as Allendale Plantation in Section 23 24,25,26,27,28 & 53 T6S, R12E Sections 38, 39, 40, 41, 82, 83 & 84, T7S, R12E, Sections 12 & 37, T7S, R11E, Tract AP-1 containing 10.01 acres, Tract AP-2 containing 0.14 & Tract B containing 4.10 acres in Section 23, T6S, R12E.

Recording Secretary Ms. Cline addressed the Commission pointing out that when the studio property was reverted back to AG from I-1, the original 300feet of commercial along Hwy 190W was not addressed. It was discovered recently and therefore being proposed now as a correction. This request is strictly housekeeping.

There was no comment from the audience and Chairman Tilton closed the Public Hearing.

Todd Plauche made a motion, seconded by Alfreda Jackson, to **Recommend Approval** to the Council of File #2019-20 Request rezoning **from I-1 (Industrial) to C-1.3 (Regional Commercial)** Hwy 190 West, Port Allen, LA 70767. Only the Front 300ft of following listed property as request of WBR Parish Government to correct error in zoning map.

The motion carried as recorded:

YEAS 6 (Curtis Ducote, John Tilton, Todd Plauche, Sidney Blanchard, Alfreda Jackson and Ray Rivet)

NAYS: 0 ()

ABSTAIN 0 ()

ABSENT: 3 (Joy Hobbins, Joycelyn Green and Russell Vallet)

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

A unanimous motion was made by Alfreda Jackson to adjourn at 6:58pm.

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John Tilton, Chairman

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Lynn Cline, Recording Secretary