

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**222 St. Louis Street, Room 348**  
**January 18, 2022**  
**5:00 P.M.**

Chairman Washington called the meeting to order at 5:02 p.m.

**ROLL CALL**

Members Present: Rossie Washington, Jr., Chairman; Clifford Grout, Vice-Chairman; Ulysses Addison; Chauna Banks; Jayme Ellender; April Hawthorne; Kelvin Hill; Evan Scroggs and Todd Sterling

Staff Present: Ryan Holcomb, Planning Director; Gilles Morin, Assistant Planning Director; Vance Baldwin, Planning Project Coordinator; Glenn Hanna, Current Planning Manager; Donnicha London, Planner II; Collin Lindrew, Planner II; Meaghan Nguyen, Planner II and Paolo Messina, Assistant Parish Attorney

**RECOGNITION OF PLANNING COMMISSION EMPLOYEE OF THE YEAR**

Mr. Holcomb acknowledged Glenn Hanna, Current Planning Manager as the Planning Commission Employee of the Year.

Commissioner Hawthorne joined the meeting.

**1. ELECTION OF THE CHAIRMAN AND VICE CHAIRMAN**

Vice-Chairman Grout nominated Chairman Washington and Commissioner Banks nominated Commissioner Addison.

**Election of Chairman Washington:**

Motion carried, 6-2-1 with Addison, Banks voting no and Hawthorne abstaining.

Commissioner Hill nominated Vice-Chairman Grout.

**Election of Vice-Chairman Grout:** Hill, no other nominations were made.

Motion Carried, 9-0

**2. APPROVAL OF 2021 ANNUAL REPORT**

**Motion to approve:** Hill, Ellender second

Motion carried, 9-0

**3. APPROVAL OF 2022 CALENDAR**

**Motion to approve:** Banks, Grout second

Motion carried, 9-0

**4. APPROVAL OF 2022 WORK PROGRAM**

**Motion to approve:** Banks, Hawthorne second  
Motion carried, 9-0

**5. PLANNING COMMISSION APPOINTMENT TO THE BREC COMMISSION**

Mr. Holcomb acknowledged that Chairman Washington will continue the appointment to the BREC Commission according to Section 11.02 of the Plan of Government, Recreation and Park Commission: The Recreation and Park Commission for East Baton Rouge Parish shall consist the Planning Commission appointee, appointed for a term coincident with his term on the Planning Commission. This item will be reconsidered at the January 2023 Planning Commission meeting.

**APPROVAL OF THE MINUTES**

**6. December 13, 2021**

**Motion to approve:** Ellender, Hill second  
Motion carried, 9-0

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Vice-Chairman Grout described the rules for conducting a public hearing.

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

17

**CONSENT - ITEMS FOR DEFERRAL**

14, 15

**CONSENT - ITEMS FOR APPROVAL**

11, 12, 13, 16, 18, 20

A citizen requested that item 11 be pulled from the consent agenda.

**Motion to approve with the exception of Item 11:** Grout, Banks second  
Motion carried, 9-0

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

Mr. Holcomb acknowledged that items 7 and 8 could be taken together.

7. **PA-2-22 10260 Pecue Lane** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located on the west side of Pecue Lane, south of Perkins Road, on Lot 10 of the Mary E. Harelson Property. Section 61, T8S, R2E, GLD, EBRP, LA (Council District 3-Gaudet) **Related to SS-7-21**

Mr. Holcomb acknowledged that staff received 23 messages of opposition.

The applicant, Joe Bergeron, spoke in support.

Six citizens, Joe Torrito; Dottie Torrito; Bill Demadian; Cheryl Stromeyer; Katherine Polerma and Charles Perrilloux, spoke in opposition.

**Motion to deny:** Ellender

Motion failed due to lack of a second

**Motion to approve:** Addison, Banks second

Motion carried, 8-1 with Ellender voting no

8. **SS-7-21 Mary E. Harelson Property (Deferred from December 13, 2021 by the Planning Director)** Proposed minor subdivision with a private street on property located on the west side of Pecue Lane, south of Perkins Road, on Lot 10 of the Mary E. Harelson Property (Council District 3-Gaudet) **Related to PA-2-22**

Mr. Holcomb acknowledged that staff received 23 messages of opposition.

The applicant, Joe Bergeron, spoke in support.

Six citizens, Joe Territo; Dottie Territo; Bill Demattia; Cheryl Stromeyer; Catherine Palermo and Charles Perilloux, spoke in opposition.

**Motion to deny:** Ellender

Motion failed due to a lack of a second

**Motion to approve:** Addison, Banks second

Motion carried, 8-1 with Ellender voting no

Mr. Holcomb acknowledged that items 9 and 10 could be taken together.

9. **PA-3-22 8800-8900 and 8890 Quarters Lake Road** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Office on property located east of Quarters Lake Road, south of Interstate 12, on portions of Lots 8 and 9 of Jefferson Farms Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) **Related to Case 4-22**

The applicant, Andre Rodrigue, spoke in support.

**Motion to approve:** Sterling, Grout second  
Motion carried, 9-0

10. **Case 4-22 8800-8900 and 8890 Quarters Lake Road** To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located east of Quarters Lake Road, south of Interstate 12, on portions of Lots 8 and 9 of Jefferson Farms Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) **Related to Case PA-3-22**

The applicant, Andre Rodrigue, spoke in support.

**Motion to approve:** Sterling, Grout second  
Motion carried, 9-0

11. **Case 88-21 4564 Bennington Avenue (Deferred from December 13, 2021 by Councilmember Racca)** To rezone from Commercial Alcoholic Beverage (restaurant)(C-AB-1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Bennington Avenue, east of College Drive, on a portion of Lot 32 of Concord Park Subdivision, First Filing, Part 2. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca)

Three citizens, Michael Clegg; Robert Graham and Gino Marino, spoke in opposition.

**Motion to Deny:** Grout, Ellender second  
Motion carried, 9-0

12. **Case 93-21 1176 Bob Pettit Boulevard (Deferred from December 13, 2021 by Councilmember Racca)** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property

located on the north side of Bob Pettit Boulevard, west of Nicholson Drive, on a portion of Lot A-2-A of Tigerland Acres Subdivision. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12-Racca)

Approved, 9-0 with the consent agenda

13. **Case 1-22**      **1116 South 14<sup>th</sup> Street** To rezone from Light Industrial (M1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the west side of South 14<sup>th</sup> Street, south of Myrtle Street, on a portion of Lot 12 of Suburb Swart, Square 275. Section 50, T7S, R1W, GLD, EBRP, LA (Council District 10-Coleman)

Approved, 9-0 with the consent agenda

14. **Case 5-22**      **8398, 8412 and 8514 Hooper Road** To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on property located on the south side of Hooper Road, west of Hickcock Drive, on Lot O. M. Keating of Johnnie Beatrice Rabb Keating Property. Section 85, T6S, R1E, GLD, EBRP, LA (Council District 5-Hurst) **Related to S-1-22 Deferred to March 21 by the Planning Director**

Deferred 60 days with the consent agenda

15. **S-1-22**      **Belle Arbor Subdivision** Proposed major subdivision with public streets on property located on the south side of Hooper Road, west of Hickcock Drive, on Lot O. M. Keating of Johnnie Beatrice Rabb Keating Property (Council District 5- Hurst) **Related to Case 5-22 Deferred to March 21 by the Planning Director**

Deferred 60 days with the consent agenda

16. **ISPUD-1-22**      **River House Apartments** Proposed high density multi-family residential development on property located at the southwest intersection of Nicholson Drive and Oklahoma Street, on Tract RH-1-B-1 of the former Lot N, Magnolia Plantation. Section 51, T7S, R1W, GLD, EBRP, LA (Council District 10-Coleman)

Approved, 9-0 with the consent agenda

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

17. **PUD-2-00**      **Starbucks, Burbank University, Final Development Plan (Deferred from November 15 by the Planning Director and**

**December 13 by Councilmember Gaudet)** Proposed restaurant with drive-thru on property located on the south side of Burbank Drive, south of Lee Drive, on portion of Tract C-1-A-1-A-3-B of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 3-Gaudet)  
**Withdrawn by the applicant on December 20**

Withdrawn with the consent agenda

18. **PUD-1-09 Crescent RV Resort, L'Auberge, Final Development Plan** Proposed recreational vehicle park on property located on the north side of River Road, west of L'Auberge Crossing Drive, on Tract A-1-B of the PNK Partnership Property. Sections 40, 41 and 77; T7S, R1E, GLD, EBRP, LA (Council District 3-Gaudet)

Approved, 9-0 with the consent agenda

19. **S-15-21 Trivento Subdivision (Deferred from December 13 by the Planning Director)** Proposed major residential subdivision with public streets on property located on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goldie Hause Kizer Property (Council District 2-Banks)  
**Notice is hereby given the possibility exists that the commission may elect to go into Executive Session to discuss because of pending litigation.**

Mr.Holcomb acknowledged that staff received 89 messages of opposition and one message of support.

Deric Murphy, on behalf of the applicant, spoke in support.

Twelve citizens, Laura O'Brien; Lael Montgomery; John LeBlanc; Dianne Fletcher; Francis Neziyana; David Gaines, Jr.; Laura Freeman; David McDavid; Darren Myles; Scott Devillier; Brandy Westmoreland and Jennifer Boyd, spoke in opposition.

Councilman Brandon Noel spoke in opposition.

**Substitute Motion to deny:** Hawthorne, Hill second

Motion failed, 4-5 with Grout; Addison; Banks; Scroggs and Sterling voting no.

**Motion to approve:** Banks, Grout second

Motion carried, 5-4 with Washington; Ellender; Hawthorne and Hill voting no.

20. **SP-1-22 Brookwood Storage** Proposed self-storage facility on property located on the north side of Burbank Drive, east of Bluebonnet Boulevard, on Lot 12-B of The Lakes at Bluebonnet Subdivision. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet)

Approved, 9-0 with the consent agenda

## **COMMUNICATIONS**

### **DIRECTOR'S COMMENTS**

Mr. Holcomb advised commission members that the next Planning Commission meeting will be held on Monday, February 21, 2022.

Mr. Holcomb wished commission members Vice-Chairman Grout and Commissioner Hill a happy birthday.

### **COMMISSIONERS' COMMENTS**

Chairman Washington congratulated Caroline Marse, Planner I, Site Plan and Plat Division for being chosen as Employee of the Month.

## **ADJOURN**

**Motion to adjourn:** Ellender, Grout  
Motion carried, 9-0

The meeting adjourned at 7:26 p.m.