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; Andy Allen; Donna Collins-Lewis; Jayme Ellender; Rowdy Gaudet and April Hawthorne.

Members Absent: Todd Sterling

Staff Present: Frank Duke, Planning Director; Ryan Holcomb, Assistant Planning Director; Gilles Morin, Planning Project Coordinator; Glenn Hanna, Current Planning Manager; Rexter Chambers, Senior Planner; Collin Lindrew, Planner I; Annette Chambliss, Executive Assistant and Paolo Messina, Assistant Parish Attorney

APPROVAL OF THE MINUTES

1. April 15, 2019

Motion to approve: Ellender, Hawthorne second
Motion carried, 7-0 with Collins-Lewis out of the room.

COMPREHENSIVE PLAN UPDATE

Mr. Lindrew acknowledged that staff has continued to meet with City-Parish agencies for their responsibilities in implementing FutureBR. Staff has met with BRAC, Build Baton Rouge, Healthy BR and Downtown Development District.

Mr. Lindrew acknowledged that staff has submitted a matching funds grant to the State Office of Cultural Development, to develop design guidelines and an updated historic building survey for Beauregard Town. If awarded, the grant will allow Beauregard Town to be designated as a local historic district.

RULES FOR CONDUCTING PUBLIC HEARINGS

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

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL
18

CONSENT - ITEMS FOR DEFERRAL
23
CONSENT - ITEMS FOR APPROVAL
13, 14, 16, 17, 22, 24, 25, 26, 27

Citizens requested that items 22 and 26 be pulled from the consent agenda.

Motion to approve with the exception of items 22 and 26: Grout, Allen second
Motion carried, 7-0 with Collins-Lewis out of the room.

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

Mr. Duke advised that Items 2 and 3 could be taken together.

2. **PA-4-19 23360 Liberty Road** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Neighborhood Center on the east side of Liberty Road, to the south of Pride Baywood Road, a portion of that tract designated as Tract B, called the A.K. Browning Tract. Section 46, T4S, R2E, GLD, EBRP, LA (Council District 1-Welch) Related to Case 30-19

The applicants, Ashton Dorsey and Mike McClanahan, spoke in support.

Motion to approve: Allen, Grout second
Motion carried, 7-0 with Collins-Lewis out of the room.

3. **Case 30-19 23360 Liberty Road** To rezone from Rural to Light Commercial (LC1) on property located on the east side of Liberty Road, to the south of Pride Baywood Road, on a portion of Tract B called the A. K. Browning Property. Section 46, T4S, R2E, GLD, EBRP, LA (Council District 1-Welch) Related to PA-4-19

The applicants, Ashton Dorsey and Mike McClanahan, spoke in support.

Motion to approve: Allen, Grout second
Motion carried, 7-0 with Collins-Lewis out of the room.

4. **PA-5-19 14001 Nicholson Drive** To amend the Comprehensive Land Use Plan from Park to Residential Neighborhood on property located on the east side of Nicholson Drive, to the west of Memorial Tower Drive, on Tract 1-B of the Woodstock Plantation Subdivision. Section 46, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe)

Reed Richard, on behalf of BREC, spoke in support.

Motion to approve: Addison, Collins-Lewis second
Motion carried, 7-0-1 with Washington abstaining.

5. **PA-6-19 1200-1300 UND Brightside and 5200 – 5300 UND Oleson Street** To amend the Comprehensive Land Use Plan from Urban Neighborhood to Neighborhood Center on property located on the north side of Brightside...
Drive, to the east of Ward Street, on Lot 23-A and REM. of 22 of Arlington Plantation. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg) Related to Case 36-19

The applicant, Riaz Ferdaus, spoke in support.

**Motion to approve:** Grout, Gaudet second  
Motion carried, 8-0

6. **Case 36-19 1200-1300 UND Brightside and 5200 – 5300 UND Oleson Street** To rezone from Single Family Residential (A1) and Limited Residential (A3.1) to Light Commercial (LC2) on property located on the northwest quadrant of the intersection of Brightside Drive and Oleson Street, to the west of Nicholson Drive, on Lot 23-A and REM. of 22 of Arlington Plantation. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg) Related to PA-6-19

The applicant, Riaz Ferdaus, spoke in support.

**Motion to approve:** Grout, Gaudet second  
Motion carried, 8-0

7. **PA-7-19 Wiltz Ridge (11881 Perkins Road)** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Neighborhood Center on property located on the north side of Perkins Road, west of the intersection of Perkins Road and Oakbrook Drive, on Tract X-1 of the Eugenia H. Chidester Tract. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) Related to SPUD-1-19

Murray McCullough, on behalf of the applicant, spoke in support.

**Motion to approve:** Ellender, Allen second  
Motion carried, 8-0

8. **SPUD-1-19 Wiltz Ridge** Proposed mixed use development that includes low density single family residential subdivision, commercial retail, office and warehouse on property located north side of Perkins Road, west of the intersection of Perkins Road and Oakbrook Drive, on Tract X-1 of the Eugenia H. Chidester Tract. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) Related to PA-7-19

Murray McCullough, on behalf of the applicant, spoke in support.

**Motion to approve:** Ellender, Allen second  
Motion carried, 8-0

9. **PA-8-19 10122, 10142 Vignes Road** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located to the north side of Hoo Shoo Too Road, on the west side of Vignes Road, on a

The applicant, Chad Stevens, spoke in support.

One citizen, Wallace Baxter, spoke in support.

Two citizens, Josh Dixon and Ralph Willis, spoke in opposition.

Motion to approve: Ellender, Collins-Lewis second
Motion carried, 7-0 with Addison out of the room.

10. S-11-18 Clarks Ferry, 2nd Filing A proposed residential subdivision located to the north side of Hoo Shoo Too Road, on the west side of Vignes Road, on a portion of Tract 6-B-1-A-2, and Tracts 6-B-2-A and 6-C of the Joseph Heard Tract. (Council District 9-Hudson) Related to PA-8-19 but only requires Planning Commission action

Mr. Duke acknowledged that staff had received three messages of opposition.

The applicant, Chad Stevens, and one citizen, Wallace Baxter, spoke in support.

Two citizens, Josh Dixon and Ralph Willis, spoke in opposition.

Motion to approve: Ellender, Collins-Lewis second
Motion carried, 7-0 with Addison out of the room.

11. TA-11-19 Chapter 10, Overlays (Deferred from April 15 by the Planning Director) To repeal Chapter 10, Supplementary Uses, and replace it with a new Chapter 10, Overlays, that reorganizes the chapter to list overlay districts alphabetically, updates all references, and creates a new Section 10.3.5, Drusilla Jefferson Overlay, in the commercial area north of I-12 of the former Jefferson Highway Overlay.

Motion to approve: Collins-Lewis, Grout second
Motion carried, 7-0 with Addison out of the room.

12. TA-14-19 Chapter 7, Nonconformities To revise Chapter 7 to simplify and standardize language.

Motion to approve: Allen, Hawthorne second
Motion carried, 7-0 with Addison out of the room.

13. Case 20-19 Water Campus To rezone from Planned Unit Development (PUD) to Business (C5) on property located to the south of Interstate 10 and west of River Road,
which encompasses properties in between Nicholson Drive and River Road, on the Old City Docks of Baton Rouge Tract, Old City Docks and an Undesignated Tract, Square 156; Lot 1-B-1, Square 284 of Suburb Magnolia Subdivision; Remainder Tract A, Square 286 of American Bituminous and Asphalt; Lots 4, 6 and 7, Square 287, Suburb Gayley; Tracts C-3-A, Remainder Tract C-1-A, Remainder C-2-D-1, Block 4, 5, 6, 8, and MS, Square 286 of the Brickyard Property. Sections 49 and 50, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) Related to Case 21-19

Approved, 7-0, with the consent agenda

14. Case 21-19 Water Campus

Water Campus 2 To rezone, to remove from Urban Design Overlay District Four- Nicholson Drive (UDOD4) on property located to the south of Interstate 10 and west of River Road, which encompasses properties in between Nicholson Drive and River Road, on Lot 1-B-1, Square 284 of Suburb Magnolia Subdivision; Remainder Tract A, Square 286 of American Bituminous and Asphalt; Tracts C-3-A, Remainder Tract C-1-A, Remainder C-2-D-1, Block 4, 5, 6, 8, and MS, Square 286 of the Brickyard Property. Sections 49 and 50, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) Related to Case 20-19

Approved, 7-0, with the consent agenda

15. Case 27-19 226 and 248 Staring Lane

To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the east side of Staring Lane, to the south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Tract. Section 67, T8S, R1E, GLD, EBRP, LA (Council District 12 – Freiberg)

Mr. Duke acknowledged that staff had received one message of opposition.

Bo Booty, on behalf of the applicant, spoke in support.

Seven citizens, David Johnson; Naomi Hill; Susan Reed; Thomas Daigle; Julia Ledet; Bill Bennett and Sabrina Williams, spoke in opposition.

Mr. Duke acknowledged that a petition signed by 14 people in the Highland Oaks development was received in opposition.

Councilmember Freiberg spoke in support of deferring the item.

Motion to suspend the rules an defer 30 days: Gaudet, Collins-Lewis second
Motion carried, 8-0

16. Case 28-19 13213 Perkins Road

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Perkins Road, to the east of Siegen Lane, on a portion of Lot B-1-2 of Meadow Park Subdivision. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 – Hudson)
Approved, 7-0, with the consent agenda

17. **Case 29-19 17170 Perkins Road** To rezone from Rural to General Office Low Rise (GOL) on property located on the south side of Perkins Road, to the north of Highland Road, on Lot 9-A of Highland Road Acres Subdivision. Section 56, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

Approved, 7-0, with the consent agenda

18. **Case 32-19 9679 Airline Highway** To remove from the Old Hammond Highway Urban Design Overlay District (UDOD9) on property located on the northeast quadrant of the intersection of Airline Highway and Old Hammond Highway, to the north of the Interstate Highway 12, on Lot Y of the Hillcrest Subdivision. Section 85, T7S, R1W, GLD, EBRP, LA (Council District 11-Watson)

Withdrawn by the applicant on May 3, 2019

Withdrawn with the consent agenda

19. **Case 33-19 11210 Cloverland Avenue** To rezone from Heavy Commercial (C2) to Light Industrial (M1) on property located on the south side of Cloverland Avenue, to the east of Crestmount Drive, on Lot 84 of Cloverland Subdivision. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)

The applicants, Harry Wells and Mathew Laborde, spoke in support.

**Motion to deny:** Grout, Allen second
Motion carried, 6-2 with Collins-Lewis and Addison voting no.

20. **Case 34-19 5170 Government Street** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on the property located the south side of Government Street, to the west of South Saint Tammany Street, on portions of Lots 30 and 31, Block 7 of Capital Heights Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

Mr. Duke acknowledged that staff received one message of opposition

The applicant, Barbara Leclercq, and one citizen, Kenneth Lemoine, spoke in support.

**Motion to approve:** Ellender, Addison second
Motion carried, 8-0

21. **Case 35-19 15062 Florida Boulevard** To rezone from Rural to Heavy Commercial (HC1) on property located on the south side of Florida Boulevard, to east of Fontainebleau Drive, on Lot Y-2, 2nd Filing, Part 3 of West River Oaks Subdivision. Section 4, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
Mr. Duke acknowledged that staff received one message of opposition from Councilmember Wilson.

The applicants, Sasha Jerkovic and Zara Jerkovic, spoke in support.

**Motion to deny:** Gaudet, Washington second
Motion carried, 5-3 with Grout, Ellender and Allen voting no.

**22. ISPUD-5-19 Highland Grove (7507 Highland Road)** Proposed eleven single family residential lots on property located north side of Highland Road, east of Kenilworth Parkway, on Lot A-1-A, of the C. J. Territo tract property. Section 64, T8S, R1E, GLD, EBRP, LA (Council District 12-Freiberg)

David Cohn, Attorney representing the applicant, spoke in support.

Mr. Cohn stated that the developer would adhere to the following:
- From a 25 foot line across the rear lots of 5, 6 and 7 to the 10 foot rear building setback, building height will be limited to 1 ½ stories.
- Structures on lots 5, 6 and 7 will have no rear windows on homes above the ground level.

One citizen, Lawrence Maestri, spoke in support.

Four citizens, Bert Lousteau; Dr. Charles Wood; Anna Hoge and Karla Housten, spoke in opposition.

Mr. Duke advised that the item would have to be deferred 60 days so that the plans could be revised to reflect the changes proffered by Mr. Cohn on behalf of the applicant.

**Motion to defer 60 days:** Collins-Lewis, Hawthorne second
Motion carried, 7-0-1 with Grout abstaining.

**23. TND-1-07 Phases 1-10, Rouzan CP Revision 7** A revision to the land use from Neighborhood Edge to Mixed Residential and the increased of low density residential units and decrease medium density residential units on property located south of Perkins Road, east of Glasgow Avenue, on Tracts RZ-2, RZ-3-A, RZ-3-B, RZ-3-C, RZ-3-D, RZ-3-E, and RZ-4, Blocks B1, B2, C1, C2, G, and a 0.896 ac of an Undesignated Tract of the Richland Plantation; and Lots 1 through 26 of Rouzan Phase 3A, Lots 27 through 37, 38A, 38B, 39 through 47-A, 49-A, 50-A, 52-A, 53-A, 55-A, 56-A, 58-A, of Rouzan Phase 3C, Tracts G-1, G-2, G-3, G-4 and G-5 of Rouzan, Phase 3. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg)

Deferred to June 17, 2019 by the Planning Director

Deferred 30 days with the consent agenda
REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

24. TND-1-07 Phase 1C, Rouzan FDP Revision 3 A revision to an existing TND to add a monument and entry sign, and update existing conditions plan on property located south of Perkins Road, east of Glasgow Avenue, on Lots RZ-4-A, RZ-4-B, RZ-4-C, RZ-3-A and a portion of Lot RZ-3-E of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg)

Approved, 7-0, with the consent agenda

25. TND-1-07 Phase 1D, Rouzan FDP Proposed low density single family residential subdivision, park, three new lots to be subdivided and the extension of Rouzan Square from Galerie Street to Glasgow Avenue, on property located south of Perkins Road, east of Glasgow Avenue, on a portion of the Rem. Of Lots RZ-3-B, RZ-3-C and RZ-E of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

Approved, 7-0, with the consent agenda

Commissioner Grout left the meeting.

26. PUD-1-19 Hollywood Heights, FDP Proposed 45 lots with two family residential, with common open space and a community clubhouse, on property located north side of Hollywood Street, east of Plank Road, on Lots A, B, and 3-A of M.C Hausey Property and Lots 10 through 18 of the Maurice Place Subdivision. Section 39 and 62, T6S, R1E, GLD, EBRP, LA (Council District 5-Green)

Michael Thomassie with Duplantis Design Group, on behalf of the applicant, spoke in support.

One citizen, Audrey Miles, spoke in opposition.

Motion to approve: Allen, Gaudet second
Motion carried, 7-0 with Grout no longer present at the meeting.

27. CUP-5-19 Geo Prep Academy New High School Building (2311 N Sherwood Forest) Expansion of an existing religious/educational institution on property located on the west side of North Sherwood Forest Drive, and south of South Choctaw Drive, on Lots 1 and 2-B of the Paul Pino Tract. Section 1, T7S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis)

Approved, 7-0, with the consent agenda

COMMUNICATIONS

DIRECTOR’S COMMENTS
Mr. Duke advised Commissioners that updated copies of Chapters 8, 17, 18 and Appendices F and I were at their seats.

Mr. Duke also advised Commissioners that copies of proposed Section 8.4.8 General Airport (GA) Zoning District that will be on the agenda for the June Planning Commission meeting were at their seats. He said that staff had worked with the Airport Director and his staff on the changes.

Mr. Duke acknowledged that, on May 16, staff participated in a panel discussion for Preserve Louisiana, regarding protection of local designation of historic resources.

Mr. Duke reminded Commissioners of a Planning Commissioner training at the Kristenwood Reception Hall on Saturday, June 22, 2019 from 8 a.m. – 12 p.m.

Mr. Duke advised that he would be out of town Thursday, May 23, and Friday, May 24.

Mr. Duke acknowledged that the Planning Commission office will be closed Monday, May 27 if recognition of Memorial Day.

COMMISSIONERS’ COMMENTS

Chairman Washington congratulated Mashanka Taylor, Senior Administrative Specialist for being chosen as Employee of the Month.

ADJOURN

Motion to adjourn: Collins-Lewis, Washington second
Motion carried, 7-0

The meeting adjourned at 7:26 p.m.