Chairman Washington called the meeting to order at 5:04 p.m.

ROLL CALL
Members Present:  Rossie Washington, Jr., Chairman; Clifford Grout, Vice-Chairman; Andy Allen; Donna Collins-Lewis; Rowdy Gaudet; April Hawthorne and Todd Sterling

Members Absent:    Ulysses Addison and Jayme Ellender.

Staff Present:   Frank Duke, Planning Director; Ryan Holcomb, Assistant Planning Director; Gilles Morin, Planning Project Coordinator; Glenn Hanna, Current Planning Manager; Blanca Azucena Tejera, Senior Planner; Collin Lindrew, Planner I and Paolo Messina, Assistant Parish Attorney

APPROVAL OF THE MINUTES

1. August 19, 2019
   
   Motion to approve: Collins-Lewis, Gaudet second
   Motion carried, 7-0

COMPREHENSIVE PLAN UPDATE

Mr. Lindrew acknowledged that one of the objectives listed in the Community Design element of FuturEBR is to expand local historic designations within the parish. Mr. Lindrew also acknowledged that staff met with residents and property owners in Beauregard Town to discuss local designation for the neighborhood and staff would continue to update the Planning Commission throughout the process.

RULES FOR CONDUCTING PUBLIC HEARINGS

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

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL
6

CONSENT - ITEMS FOR DEFERRAL
7, 8, 13

CONSENT - ITEMS FOR APPROVAL
14, 15, 16, 17, 18, 20, 22, 23, 24
Motion to approve: Grout, Allen second  
Motion carried, 7-0  

Chairman Washington reordered the agenda to hear Item 12.

12. Case 58-19 16565 George O’Neal Road To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bar and Lounges)(C-AB-2) on the property located on the north side of George O’Neal Road, to the east of O’Neal Lane, on TR. 1-B-3-C-1-B-1-B-3 of the property of A. L. Bordelon. Section 53, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

Mr. Duke acknowledged that staff had received 15 messages of opposition including one message of opposition from Councilmember Hudson.

Councilmember Hudson and three citizens, Terry Hammonds; Kristina Murphy and Thomas Miremont, spoke in opposition.

Motion to deny: Sterling, Grout second  
Motion carried, 7-0  

Chairman Washington returned to the regular agenda order.

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

2. PA-11-19 7391, 7393, 7395, 7399 Highland Road To amend the Comprehensive Land Use Plan from Residential Neighborhood to Neighborhood Center property located north side of Highland Road, west of Kenilworth Parkway and south of Menlo Drive, on Lots 1-A and 2-A of the Rosario Martina Property. Section 63, T8S, R1E, GLD, EBRP, LA (Council District 12-Freiberg)

Mr. Duke acknowledged that staff had received one message in support.

The applicant, Matt Estopinal, spoke in support.

One citizen, Patricia Martina, spoke in support.

Motion to approve: Collins-Lewis, Gaudet second  
Motion carried, 7-0  

3. TA-18-19 Chapter 17, Parking To allow off-site parking for residential uses and clarify parking requirements.

Motion to approve: Allen, Hawthorne second  
Motion carried, 7-0  

4. TA-19-19 Section 4.1.2 Coordination with Others To require projects governed by Chapter 4 to receive recommendations from other municipalities Planning and Zoning Commission.
Motion to approve: Collins-Lewis, Grout second  
Motion carried, 7-0

5. **TA-20-19 Chapter 5, Waivers** To repeal and replace Chapter 5, Waivers.

Motion to approve: Sterling, Gaudet second  
Motion carried, 7-0

6. **Case 52-19 3153 and 3191 Government Street (Deferred from August 19 by the Planning Commission)** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and lounges)(C-AB-2) on the property located on the north side of Government Street, to the west of Beverly Drive, on a portion Lot 5-A, Block 7 of Odgen Park Subdivision. Section 81, T7S R1E, GLD, EBRP, LA (Council District 10 - Wicker)  
Withdrawn by the applicant on September 16

Withdrawn with the consent agenda

7. **Case 59-19 1655 Sherwood Forest Boulevard** To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on the property located on the north side of King Richard Drive and east of Sherwood Forest Boulevard, on the former Sherwood Forest Country Club Property and Tract A of the property of J. J. Kohler Estate. Section 18 and 38, T7S, R2E, GLD, EBRP, LA (Council District 4 – Wilson)  
Related to S-12-19  
Deferred to October 21 by Councilmember Wilson with the applicants consent, the applicant is also requesting an additional 30 days from the Planning Commission to November 18

Deferred 60 days with the consent agenda

8. **S-12-19 Lakes at Legacy (Deferred from August 19 by the Planning Director)**  
Proposed major low density single family residential subdivision to the north of King Richard Drive and east of Sherwood Forest Boulevard, on the former Sherwood Forest Country Club Property and Tract A of the J.J. Kohler Estate. (Council District 4-Wilson)  
Related to Case 59-19  
Deferred to October 21 by Councilmember Wilson with the applicants consent, the applicant is also requesting an additional 30 days from the Planning Commission to November 18

Deferred 60 days with the consent agenda

9. **Case 55-19 3976, 3990 Tyrone Drive** To rezone from Limited Residential (A3.1) to Neighborhood Commercial (NC) on the property located on the south side of Tyrone Drive, to the west of Valley Street, on Lots 3 and 4, Block 10 of Valley Park Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 – Freiberg)

Mr. Duke acknowledged that staff had received one message of support.
The applicant, Robert Holford, and the property owner, Jeremy Spikes, spoke in support.

Two citizens, Marcus Ferry Sr. and Patrick Earl Ferry, spoke in opposition.

**Motion to suspend the rules and defer 30 days**: Collins-Lewis, Grout second  
Motion carried, 7-0

10. **Case 56-19 3347 Highland Road** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bar and Lounges)(C-AB-2) on the property located on the east side of Highland Road, to the north of East Chimes Street, on a portion of Lot X-1-A, Arbour Place Subdivision. Section 54, T7S R1W, GLD, EBRP, LA (Council District 10 - Wicker)

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

The applicant, Chris Harsh, and his architect, Hance Hughes, spoke in support.

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

11. **Case 57-19 9600 Florida Boulevard** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant)(C-AB-1) on property located on the south side of Florida Boulevard, to the east of Cora Drive, on a portion of Tract C-1-A of the J. D. Sharp Tract. Section 68, T7S, R1E, GLD, EBRP, LA (Council District 6 – Collins - Lewis)

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

One citizen, Terry Lawrence, spoke in opposition.

**Motion to deny**: Collins-Lewis, Grout second  
Motion carried, 7-0

13. **ISPUD-8-19 Elysian III Apartments** Proposed multifamily residential development on property located south of Spanish Town Road, west of Canal Street, and east of North 11th Street, on Lots 52-A, 53-A, and four undesignated lots of the Nicaragua Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

**Deferred to October 21 by the Planning Director**

Deferred 30 days with the consent agenda

14. **RV-13-19 Gayosa Street Revocation** Revocation of a portion of a 50 foot right-of-way from North 13th Street to the west dead end of the street. (Council District 10 – Wicker)
Approved, 7-0, with the consent agenda

15. **SNC-1-19**  
Batard Avenue to Serenity Oaks Drive  
A proposed street name change for Batard Avenue, located north of Hoo Shoo Too Road and between Montrachet Drive and Oak Colony Boulevard. (Council District 9 – Hudson)

Approved, 7-0, with the consent agenda

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

16. **PUD-4-12**  
The RV Shop, The Greens at Millerville Final Development Plan  
Proposed motor vehicle sales, located north of Interstate 12 and west of Millerville Road on Parcel 5 of the Greens at Millerville Subdivision. Section 38, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)

Approved, 7-0, with the consent agenda

17. **PUD-1-11**  
Phase 1, Part 1 Revision 6, Point Marie Final Development Plan (Deferred from August 19 by the Planning Director)  
Proposed revision to change Phase 1 boundaries, located southwest of Nicholson, north of River Road, and east of Ben Hur Road, on Lots H-1; H-2; G-1; P-1; F-1-A; G-1-A; P-M-1; CS-91-A-1; CS-1 through CS-27; CS-36 through 45; CS-50 through C-64; CS-70 through CS-88; CS-98; G-1 through G-15; MU-1 through MU-8; VC-1 through 36; VE-1 through VE-26; CS-65-A through CS-86-A; CS-89-A through CS-97-A of the Pointe Marie Subdivision. Sections 78 and 79, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe)

Approved, 7-0, with the consent agenda

18. **PUD-2-00**  
Creekside Cottages, Burbank University Final Development Plan (Deferred from August 19 by the Planning Director)  
Proposed single family medium density residential lots on property located to the north of Ben Hur Road and east of Nicholson Drive, on Tract B-3-B-1-A-3 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg)

Approved, 7-0, with the consent agenda

19. **TND-1-07**  
Phase 10, Rouzan Kids Karousel Early Childhood Development Center, Final Development Plan  
Proposed childhood center on property located south of Perkins Road, east of Glasgow Avenue, on a portion of Lot RZ-3-D of the Ralf Ford Property, of the Rouzan Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg)

Mr. Duke acknowledged that this project will require a Concept Plan revision to approve the proposed access to Perkins Road in order to be fully consistent with ordinance requirements, but the access had been approved by DOTD and the required concept plan revision would be on the agenda for the October Planning Commission meeting.
Charles Landry, attorney for the applicant, spoke in support.

**Motion to approve:** Sterling, Grout second  
Motion carried, 7-0

Commission member Sterling left the meeting.

20. **CUP-6-19** Broadmoor Methodist Church (Columbarium) Proposed columbarium on property located south of Mollylea Drive and west of Sharp Road, on Lots 75-A, 74-A, 73-A, 72, Tract W, Tract G-1, and 3.4793 AC. of Broadmoor Terrace Subdivision. Section 86, T7S, R1E, GLD, EBRP, LA. (Council District 6 – Collins-Lewis)

Approved, 7-0, with the consent agenda

21. **SS-7-19** Goodwood Estates (Flag Lot Subdivision) (Deferred from August 19 by Councilmember Watson) Proposed low density single family residential subdivision to the south of Goodwood Avenue, and east of Keed Avenue, on Lot 10 of the Goodwood Estates Subdivision. (Council District 11-Watson)

Mr. Duke acknowledged that staff had received 10 messages of opposition and one message of support. Mr. Duke also acknowledged that staff met with members of the Old Goodwood Property Owners Association.

Sam Levatino, the applicant’s father, spoke on behalf of the applicant and asked for a 60 day deferral.

Two citizens, Charles Atkins and Dennis Vidrine, spoke in opposition.

**Motion to defer 60 days:** Grout, Collins-Lewis second  
Motion carried, 6-0 with Sterling no longer present at the meeting.

22. **SS-8-19** College Hill (Flag Lot Subdivision) Proposed low density single family residential subdivision to the north of Highland Road, and west of McDonald Avenue, on Lots 7, 8, and 9 of the College Hill Subdivision, Block 2. (Council District 12-Freiberg)

Approved, 7-0, with the consent agenda

23. **SS-9-19** James P. Creaghan Property (Flag Lot Subdivision) Proposed low density single family residential subdivision to the north of Hoo Shoo Too Road, and east of Savannah Jane Lane, on Lots B-1, B-2, and B-3-A of the James P. Creaghan Tract. (Council District 9-Hudson)

Approved, 7-0, with the consent agenda
24. **SP-6-19 Landmark of Baton Rouge Addition** Proposed addition to an existing assisted living center located to the south of North Interstate Drive, and east of Oxford Place Drive, on Lots B-2-A and B-2-B of the Oxford Place Subdivision, Section 2. (Council District 11-Watson)

Approved, 7-0, with the consent agenda

25. **CONSIDERATION TO ESTABLISH MEETING DATE ON OCTOBER 28 FOR PLANK ROAD MASTER PLAN**

Mr. Duke acknowledged that Build Baton Rouge has requested that the Planning Commission host a joint Planning Commission and Metropolitan Council workshop for the Plank Road Corridor small area plan on Monday October 28, 2019 from 5:00-7:00 p.m. at the Planning Commission offices located at 1100 Laurel Street. The consultant team, Asakura Robinson, will give a presentation on the corridor plan for Plank Road in anticipation of plan adoption later this year.

**Motion to schedule a special meeting:** Grout, Allen second
Motion carried, 6-0 with Sterling no longer at the meeting.

**COMMUNICATIONS**

**DIRECTOR’S COMMENTS**

Mr. Duke acknowledged that the Conditional Use Permit for the Sugarberry Reception Hall on South Harrell’s Ferry Road (CUP-3-19) that Planning Commissioner’s denied, had been appealed to Metro Council by Councilmember Dwight Hudson. Mr. Duke advised commission members that staff attended a community meeting on August 27 where area residents voiced their continued opposition to the CUP; area residents were unanimous in their support for the Planning Commission’s action. The appeal would be heard by Metro Council on September 18.

Mr. Duke advised Commissioners that updated copies of Chapter 3 and Appendix I were at their seats.

Mr. Duke acknowledged that staff has been meeting with AIA on developing flowcharts detailing process.

**COMMISSIONERS’ COMMENTS**

Chairman Washington congratulated Collin Lindrew, Planner I, for being chosen as Employee of the Month.

**ADJOURN**

**Motion to adjourn:** Collins-Lewis, Grout second
Motion carried, 6-0 with Sterling no longer present at the meeting.
The meeting adjourned at 6:22 p.m.