

**WEST BATON ROUGE PARISH COUNCIL
SPECIAL MEETING – MARCH 20, 2008
WEST BATON ROUGE PARISH COUNCIL/GOVERNMENTAL BUILDING
880 NORTH ALEXANDER AVENUE, PORT ALLEN, LOUISIANA
6:30 PM**

The Special Meeting of the West Baton Rouge Parish Council was held on Thursday, March 20, 2008 and called to order. Council Chairman Randal Mouch requested that all electronic devices be silenced. Chairman Mouch recognized Ricky Loupe, who led everyone in the pledge of allegiance.

Roll call was taken and the following were present:

Mr. Jeff “Petit” Kershaw, Ms. Charlene Gordon, Messrs. Ricky Loupe, Randal “Randy” Mouch, Phil Porto, Jr., Edward G. “Bob” Robertson

Absent: Messrs. Keith K. “Keedy” Washington, Sr., Gary “Sprout” Spillman, Mrs. Alethea “Lisa” Johnson

Parish President Riley Berthelot, Jr. was also present.

The meeting was called for the following purposes to-wit:

Continuance of public hearing on previously introduced ordinance to be considered for adoption to create Planned Unit Development (PUD) Zoning District and Site Development Regulations.

Mr. Washington entered the meeting at this time.

Chairman Mouch announced continuance of the Public Hearing was in order at this time and all interested citizens were invited to appear and be heard regarding adoption of an ordinance to create Planned Unit Development (PUD) Zoning District and Site Development Regulations. Owner of Ledoux Builders Frank Ledoux, 7445 Bueche Road, Bueche, La. was recognized and expressed the need for smaller homes with higher amenities and good appointments within the PUD and TND (Traditional Neighborhood Development) developments based on home building experience in other parishes. Mr. Ledoux requested that PUD ordinance not be limited strictly to affordable housing with higher density and smaller lots.

Mrs. Johnson entered the meeting at this time.

Discussion held on percentages on lot sizes, square footage, price range, age range and diversity, market, acreage involved, amenities, curb and gutters, green space, and established zoning districts.

Jim Tatum with Tatum Engineering and Lindsey Landreneau were recognized representing John Noland with the All-Star Group, who purchased 200 acres for planned unit development on Court Street. Messrs. Tatum and Landreneau presented and discussed master development plan for Manchac Place in Ascension Parish as example of mixed development. Mr. Landreneau expressed opinion that apartments would not be compatible with character of planned unit development. Lengthy discussion held on flexibility, innovation, variety, open space, density, lot sizes, common open space, commercial areas, quality of homes and town-homes, square footage, minimum acreage required, percentages on lot sizes, number of lots, and homeowners association of development regulate restrictions. Mr. Tatum outlined percentages on various lot sizes for proposed Court Street development based on 100 acres. Mr. Tatum stated that curb and gutters within development were wide enough that sidewalks

should not be required. President Berthelot suggested homeowners association assume liability and maintenance for sidewalks if required within developments.

President Berthelot suggested that the Council review the entire ordinance and make changes prior to adoption.

No other interested citizens appeared either for or against said ordinance. No written protests opposing the ordinance were received. The Council Chairman at this point declared the Public Hearing concluded.

Mrs. Johnson left the meeting at 7:25 PM.

Consensus was to consider one amendment to Ordinance No. 8 of 2008 (Creation of Planned Unit Development) at a time through roll call vote.

Mr. Kershaw requested deletion of Sec. 104-64 Permitted, prohibited and special uses, (a) Permitted uses. item 2 Residential, duplex residential.

Parish Attorney clarified the legal difference between town-house and condominium.

Roll call on deletion of item 2 as aforementioned was recorded as follows:

YEAS: 7 (Mr. Kershaw, Ms. Gordon, Messrs. Washington, Loupe, Mouch, Porto, Robertson)

NAYS: 0 (None)

ABSENT: 2 (Mr. Spillman, Mrs. Johnson)

Brief discussion held on duplexes and/or apartments required for Studio City, and zoning designations in which these are allowed. Mrs. Cline stated that Studio City is currently zoned as I-1 with special use for residential.

Deletion of Sec. 104-64 Permitted, prohibited and special uses, (a) Permitted uses. item 3 Residential, and apartments.

YEAS: 6 (Mr. Kershaw, Ms. Gordon, Messrs. Loupe, Mouch, Porto, Robertson)

NAYS: 1 (Mr. Washington)

ABSENT: 2 (Mr. Spillman, Mrs. Johnson)

Brief discussions held on guest house, bed and breakfast, and congregate housing and Mrs. Cline read definitions into minutes.

Mr. Kershaw requested revising Sec. 104-65 Site development regulations (c) Minimum lot width: 45 ft. to establish maximum of 15% of the total lot number. Mr. Kershaw provided the following example on 200 lots – set 45 foot lots maximum 15%, 50 foot lots maximum 15%, 60 foot lots maximum 30%, and 70 foot lots minimum 50%.

Consensus also resulted in inclusion of the following amendments:

(b) Minimum lot area: 4500 sq. ft.

(e) Minimum front yard 20 ft. (single-family).

(k) Minimum site requirements: Forty (40) acres of fully contiguous land.

(f) Minimum side yard: Minimum of 5 ft. or 10% lot width, whichever is greater.

Roll call vote on the aforementioned amendments was recorded as follows:

YEAS: 7 (Mr. Kershaw, Ms. Gordon, Messrs. Washington, Loupe, Mouch, Porto, Robertson)

NAYS: 0 (None)

ABSENT: 2 (Mr. Spillman, Mrs. Johnson)

Discussion held resulted in consensus to delete (l) Special regulations. 1. All PUD development shall have five (5) feet wide concrete sidewalks on both sides of all streets. These sidewalks shall exist in five (5) feet wide servitudes dedicated exclusively for the purpose of sidewalks.

Roll call vote was on the aforementioned amendment was recorded as follows:

YEAS: 7 (Mr. Kershaw, Ms. Gordon, Messrs. Washington, Loupe, Mouch, Porto, Robertson)

NAYS: 0 (None)

ABSENT: 2 (Mr. Spillman, Mrs. Johnson)

Consensus reached that Public Works Director develop revision on (l) Special regulations, 3 Open space regulations & 4 Landscaped areas regarding minimum 25% of the gross platted area as Common Open Space and density for presentation at the March 27th meeting following consultation with Mr. Tatum. Mr. Tatum stated green space sliding scale with lots of variables and provided examples.

Discussion held resulted in consensus to delete following portion of (m) Ownership and agreement regulations: (4) *enforceable by liens placed on the Association by the Parish.*

Roll call vote on the aforementioned amendment was recorded as follows:

YEAS: 7 (Mr. Kershaw, Ms. Gordon, Messrs. Washington, Loupe, Mouch, Porto, Robertson)

NAYS: 0 (None)

ABSENT: 2 (Mr. Spillman, Mrs. Johnson)

Following brief discussion, a motion was made by Mr. Jeff Kershaw, seconded by Ms. Charlene Gordon to continue the public hearing March 27, 2008 on adoption of ordinance to create Planned Unit Development Zoning Districts and Site Development Regulations at which time the agenda will have to be amended in connection therewith.

Roll call vote was recorded as follows:

YEAS: 7 (Mr. Kershaw, Ms. Gordon, Messrs. Washington, Loupe, Mouch, Porto, Robertson)

NAYS: 0 (None)

ABSENT: 2 (Mr. Spillman, Mrs. Johnson)

As a result of the roll call vote the motion was unanimously adopted by those members present.

At this time the Council Clerk & Parish President requested amending the agenda to consider certificate of substantial completion for re-shingling of the C & H Building, 750 Louisiana Avenue, Port Allen, La. as project has been completed to begin lien period.

A motion was made by Mr. Jeff Kershaw, seconded by Mr. Phil Porto, Jr. to amend tonight's meeting agenda to consider Certificate of Substantial Completion for Re-shingling of the C & H Building, 750 Louisiana Avenue, Port Allen, La.

Roll call vote on the motion was recorded as follows:

YEAS: 7 (Mr. Kershaw, Ms. Gordon, Messrs. Washington, Loupe, Mouch, Porto, Robertson)

NAYS: 0 (None)

ABSENT: 2 (Mr. Spillman, Mrs. Johnson)

As a result of the roll call vote the motion was unanimously adopted by those members present.

A motion was made by Mr. Jeff Kershaw, seconded by Mr. Phil Porto, Jr. to approve the Certificate of Substantial Completion for Re-shingling of the C & H Building, 750 Louisiana Avenue, Port Allen, La. (River City Roofing & Sheeting) as of March 20, 2008 as presented and recommended by the administration, and authorizing the Parish President to execute same, contingent upon contractor completing the punch list items.

Roll call vote on the motion was recorded as follows:

YEAS: 7 (Mr. Kershaw, Ms. Gordon, Messrs. Washington, Loupe, Mouch, Porto, Robertson)

NAYS: 0 (None)

ABSENT: 2 (Mr. Spillman, Mrs. Johnson)

As a result of the roll call vote the motion was unanimously adopted by those members present.

There being no further business, a motion to adjourn was made by Mr. Keith Washington, Sr., seconded by Mr. Jeff Kershaw at 8:40 PM.

Roll call vote on the motion was recorded as follows:

YEAS: 7 (Mr. Kershaw, Ms. Gordon, Messrs. Washington, Loupe, Mouch, Porto, Robertson)

NAYS: 0 (None)

ABSENT: 2 (Mr. Spillman, Mrs. Johnson)

As a result of the roll call vote the motion was unanimously adopted by those members present.

/s/Randal Mouch, Council Chairman

/s/Sharon Zito, Council Clerk