

MINUTES

Parish of Livingston  
April 9, 2024

Pursuant to notice duly posted in the public lobby of the Livingston Parish Governmental Building, the Livingston Parish Master Plan Review Committee met on Tuesday, April 9, 2024 at the hour of six o'clock (6:00) p.m. in the Parish Council Chambers, located in the Livingston Parish Governmental Building, 20355 Governmental Boulevard, Livingston, Louisiana with the following members present:

Jamey Sandefur  
Coley Johnson  
Zabrina Pitre  
Gerald Burns  
Merrill Hess  
Steven Smith  
Brian Clemmons  
Kenny Morrison

Absent: Julie Dyason-Norris

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The chairman called the meeting to order.  
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The chair addressed agenda item 5a, "Old Business: Building Line Set-back Ordinance Update". He explained that the previous Council had adopted the Building Line Setback Ordinance presented by the Master Plan Review Committee. At this time, they would need to go back to the drawing board as that ordinance was predicated on state roads being one hundred feet (100') wide. He discussed the previously adopted ordinance.

He advised of Councilwoman Erin Sandefur's desire for Juban Road, south of I-12, to have a set back placed upon it. The chair explained that he went and measured it and it was only eighty feet (80') wide. The chair discussed the work that was needed on the ordinance amendment for Building Line Setbacks to include state roads that are eighty feet (80'). The setbacks will need to be amended for the rear and side from twenty feet (20') to thirty feet (30'), and the front from forty feet (40') to fifty (50). He raised concern that there may be other roads that are not eighty feet (80') and they would need to come up with verbiage for those roads. He stated that he was working on the challenge of putting that into words and once that had been completed he would bring it to the Master Plan Review Committee members for their review and then it would go before the Council.

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The chair addressed agenda item number 6, "New Business" and advised that he had invited Mr. Jerome Fournier, the consultant hired by Livingston Parish to update the Livingston Parish Master Plan that was implemented in 2013 and work with the Parish on zoning.

The chair explained that he wished to move down to agenda item 6c, "Parishwide Traffic Study", and had requested that his Councilman, Councilman Ricky Goff, come to this meeting and speak on this item. He advised that Councilman Goff had originally brought it up and stated that they really needed a Parishwide traffic study. He invited Councilman Ricky Goff to the

podium and asked if he could also address “Parishwide Sewer District”. The chair acknowledged that he had spoken with Jamie Fontenot, chairman of the Livingston Parish Sewer District about expanding the sewer system.

The chair called upon Councilman Ricky Goff to address Parishwide Traffic Study.

Councilman Ricky Goff spoke of managing the Parish’s money wisely and contemplating where it should be wisely spent. He discussed the need for a Parishwide Traffic Study along with a sewer study as well. He explained many logistics of upgrading sewer systems. He discussed the Juban Extension and the need for another corridor. He advised of a proposed 449 South clover leaf to supply and assist our community and the benefits thereof.

Councilman Goff answered questions from the Master Plan Review Committee members.

The chair asked if Councilman Goff could attend their next committee meeting in May.

Councilman John Mangus questioned about the properties that are acquired by sewer, what happens to that land?

The chair stated that the committee wished to place sewer on every agenda to be addressed.

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The chair introduced Mr. Jerome Fournier, who has been hired by the Parish to help update the Master Plan, which will include traffic studies and sewer.

Mr. Jerome Fournier greeted the members of the Master Plan Review Committee and advised that he was a planning consultant with JPF Planning Consultants, LLC located at 5647 Canal Boulevard, New Orleans. He stated that he wanted them to know that part of his contract with the Parish is to look at the Parish’s Master Plan, the zoning ordinance, and the land development code and look at where those things need to go in the very near future to make updates and recommendations to the Council, as well as the Planning Commission on how those things can be adjusted and modified to accommodate the growth in the Parish.

He discussed his work as Planning Director with the Parish of Ascension and the Great Flood of 2016. He discussed the Parish of Livingston’s Master Plan that had been adopted in 2013 and its need to be updated. He advised that was one (1) of his first recommendations to the Parish was to update the current Master Plan to the current population and look at the growth trends that have occurred in the last eleven (11) years. He stated that the Master Plan and the Master Land-Use Plan map should guide the zoning of the Parish. He advised that he had seen some disconnect when he reviewed the Parish’s zoning ordinance and the zoning maps for those areas of the Parish that have had zoning occur within the last year. Mr. Fournier stated that the plan shows where they want growth to occur and how it’s to grow. He further explained that zoning implements that plan. He advised that zoning is an ordinance and the Plan is a plan that is approved by the Planning Commission.

Mr. Fournier offered some of his notes made in regard to the Parish’s zoning ordinance:

- Every zoning category that the Parish has in the zoning ordinance has convenience stores

- There are no real definitions
- There are way too many zoning categories and they need to be reduced and consolidated
- Hodge podge of colors on many of the maps and he discussed non-conforming uses
- Flood plan management ordinance has a one (1) foot base flood elevation, and he would recommend two (2) feet
- Create a zoning category that states a minimum five (5) acre lots cannot use any fill to elevate a home within that area and how that is to be implemented
- Create ordinance that would limit fill to three (3) feet and anything below the base flood elevation has to be mitigated by an equal amount of volume in a pond
- Wetland Preservation being a flood control mechanism
- Traffic study to lead to development of impact fees for transportation for roads based on a formula (benefit nexus text)
- Implementing a Drainage Impact fee, typically based on the amount of impervious surface and the water that is draining into your drainage network
- Infrastructure Development District, piggy back with Ascension Parish
- Immediate ordinance changes:
  - Review of the detention pond requirements
  - Modify the traffic requirements
  - Wetland and preservation of wetlands

The chair described the Road Priority list that were located only within the Economic Corridor. He advised that there were seventeen (17) roads on this list and further stated that they needed to branch out and go Parishwide. He advised that there was a need for the Parish to request state and federal money for these roads to be widened and encouraged the members of the committee to be thinking about additional roads that could be added to this list.

He asked Mr. Fournier what his opinion was in regard to wet and dry detention ponds. Mr. Fournier discussed problems with maintenance of these ponds.

Public input: Steven Howze, chairman of Gravity Drainage District No. 5: discussed his experience with retention ponds and the problems thereof

Councilman Ricky Goff was in favor of piggy backing with Ascension Parish. He answered questions from the committee and addressed pond issues.

Mr. Fournier agreed with Councilman Goff's statements and explained that there were two (2) types of detention, one (1) is mitigating the fill that is placed on the property and the other detention is to mitigate the rainfall and the water that is coming on that subdivision. You can use the same pond to accomplish both and to mitigate both, but the pond has to grow in size to accommodate both. He stated that he had conversations with federal congressmen that represent us in regard to the difference between pier and beam and fill dirt and what is allowed and not allowed for LOMA (Letter of Map Revision).

The chair advised that one (1) of the things that the committee had been trying to do is to get funding for a Parishwide drainage study. He stated that in 2019, the Parish dedicated one hundred and twenty-five thousand dollars (\$125,000.00) for the twenty-five percent (25%) match that was required at that time and he thought that the funds were still in the Parish's coffers. He advised

that they really needed to move forward on the Parishwide Drainage Study. He asked Mr. Fournier if that was something that he could do or advocate for in his plans? Mr. Fournier stated that he would certainly advocate for that, but they would need an engineer to assist for that.

Councilman John Mangus advised the chair that he could help in finding out if there are any funds available for that study.

The chair advised that they had been told by the previous Parish President that those funds were still in the Parish's coffers for a Parishwide Drainage Study. He acknowledged that the Master Plan called for a Parishwide Drainage Study and that is why the Master Plan Review committee requested for those funds. He further stated that in December of 2019, the Council voted to amend the budget and it was granted by the Parish Council.

Councilman Mangus invited the chair to come to the next Finance committee meeting that was scheduled for the upcoming Thursday at five-thirty (5:30) p.m. if he would like to come and address that.

Mr. Fournier answered questions from the committee members.

Councilman Goff discussed the Parish's Drainage Districts, funded and unfunded.

The chair asked Mr. Fournier what was his timeline for updating the Master Plan and zoning?

Mr. Fournier stated that the first phase of his project was just about complete. He needed to give Parish President Randy Delatte a report within a week or two (2). Next, he would be going out on the street with an RFQ in order to hire the consultants needed to update the Parish's Master Plan and work on the zoning ordinance. His hope was to have someone hired within the next thirty to forty-five (30-45) days. They would also have to rely on the Parish's Purchasing Department, which he was not familiar with.

The chair asked if the consultant hired to update the Master Plan would be Mr. Fournier or would it be someone else?

Mr. Fournier advised that it would be someone else. He (Mr. Fournier) will be acting as Project Manager on behalf of the Parish. This firm will update the Master Plan, work on the zoning and make the corrections on the zoning that the Parish needs, and actually assist each of the Council members with the zoning of their districts, if that is the direction that the Council wishes to go, and then they will need some engineering expertise to help the Parish with the drainage and the traffic that they had discussed earlier in the meeting. He stated that it would be an ongoing process and these were things that they could do immediately with the Council to get some things going and put some safeguards in place while they still have the one (1) year moratorium.

Mr. Fournier further advised that they do need to go out to the public and have a series of public meetings because they wanted public input. They did not want this to be isolated.

The chairman offered whatever help that their committee could put forth for Mr. Fournier.

Mr. Fournier stated that he hoped to be working very closely with the Master Plan Review committee and was very impressed that Livingston has this committee because he had never seen this before.

The chair welcomed Mr. Fournier to every committee meeting that he could possibly attend. Mr. Fournier agreed that he would come to the committee meetings when he absolutely could.

Mr. Fournier wished to thank the chairman and the committee for inviting him and he would definitely stay in touch with them and he looked forward to working with them in the future.

The chair thanked him for coming and advised that they appreciated all that Mr. Fournier was doing to try and help them in Livingston Parish.

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Having no other business to discuss, the chairman adjourned the Master Plan Review Committee until such time when a meeting would be called and scheduled for the month of May.

*✓ | Sandy C. Teal*  
Sandy C. Teal, Council Clerk

*✓ | Gerald Burns*  
Gerald Burns, Chairman