

MINUTES

Livingston Parish
July 25th, 2023

Pursuant to notice duly posted in the public lobby of the Livingston Parish Governmental Building, the Livingston Parish Ordinance Committee met on July 25th, 2023, 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:

Shane Mack- Chair
Randy Delatte
John Wascom
Erin Sandefur

The Chairman, Councilman Shane Mack, called the meeting to order.

The Council Clerk called roll. With everyone being present, the Chair began by addressing item:

- 3. New Business.**
a. Discuss mobile home placement in named subdivisions.

Public Input:

Councilman Maurice “Scooter” Keen:
Councilman Keen expressed that the ordinance for a waiver for a mobile home in a “stick” built Subdivision. He states that he would like an extra layer of security to prevent mobile homes from being put into “stick” built homes.

DeeDee Delatte (Permit Director) came to speak with Councilman Keen, and they discussed how to simplify the process of getting the waivers, possibly doing it administratively instead of going through the Council. They need to have a record of the mobile homes being on the property.

Councilman Garry Talbert:
Councilman Talbert states that in one subdivision a mobile home was allowed because it was thought to have been a lot on Amite Church Road, which has many mobile homes, but was in fact part of “stick” built home subdivision. Once that mobile home was placed in the subdivision the whole subdivision was granted to be able to place a mobile home in the subdivision. He would like the waivers/procedures of getting a mobile home in a subdivision to have an extra layer of security. He also stated that he thinks that this could be cleared up when Zoning is in place.

Councilman Randy Delatte states that the process in getting a waiver should not be so hard to obtain/it is over regulated that it should possibly be an administrative task.

Councilman Jeff Ard:
Councilman Ard states that not all “named” subdivision is a “stick’ built home subdivision. They made the waiver available to all subdivisions but once a subdivision has a waiver for a mobile home, the whole “subdivision” can put a mobile home in that waived “subdivision”. He states Planning Department should be able to decide if it would be able to receive the permission to move or not move a mobile home onto the property.

The Chair addressed item:

- 3. New Business**
b. Discuss policy and procedure for regular meeting Council agendas.

Public Input:

**** Did not state his name:** states that he agrees that the process for addendums to have a very short window to be able to be on the next meeting agenda. He thinks it is a good idea that they changed policy to distribute the agenda a week before so not only does the Council have plenty of time to review, but so does the public.

The Chair Addressed item:

3, Old Business

c, Review of L.P. No. 23-26, Moratorium to adopt a twelve (12) months moratorium, prohibiting the submittal, review, and approval of any and all submitted preliminary site plans, the submittal, review for subdivisions with improvements and subdivisions without improvements where the property is being subdivided or re-subdivided into more than fifty (50) lots or more than one hundred (100) acres.

Chairman discussed the moratorium and opened discussion:

Public Input:

Councilman Garry “Frog” Talbert:

Councilman Talbert expresses his concerns about the Moratorium and the submittal/resubmittal of site plans/construction drawings.

Sarah Phares:

Ms. Phares states that she does not see multi-family being put into the Moratorium.

Billy Taylor:

Mr. Taylor wants clarification about the submittals/re-submittals in the Moratorium. He said what the Moratorium states is not the intent that was discussed at the last meeting. He would like it to say once it reaches “stage 1” approval you should be able to move forward with the rest of the project.

Councilman Talbert states that any changes that would be resubmitted and it does not cause an increase in lots, should not be rejected/part of the Moratorium since the project has already been approved. Exp 100 lots were submitted and if they were resubmitted for 95 lots (not an increase in lots), you should not stop construction.

Chairman Shane Mack states that they have been in communication with Mr. Villavasso about a master plan/outline for the Moratorium. Councilman Mack states that it should be a 10–12-month Moratorium.

Councilman Delatte states he thinks they are getting ahead of themselves and would like to see a spreadsheet and have the Planning Professionals to come in and speak about what the Moratorium will intel/required. Councilman Delatte would like to see what needs to be done before the Moratorium goes into place.

Councilman Talbert also agrees with Councilman Delatte that the timeline of the Moratorium should be attached to the Moratorium before it gets approved. He would like the Planner to come in and introduce it to the Council/Public.

The Committee, Councilman Talbert, and **Councilman Keen** had a long discussion about changes that each would want to be changed in “Chapter 125”.

Councilman Delatte and **Councilman Talbert** restate that they would still like to see an outline/spreadsheet for the Moratorium before it should be voted on.

Chairman Mack states that the modifications that would be made during the Moratorium would take 4 or so months and does not think we should wait to put this Moratorium is in place.

Councilman Talbert states that any changes that would be resubmitted and it does not cause an increase in lots, should not be rejected/part of the Moratorium since the project has already been approved. Exp 100 lots were submitted and if they were resubmitted for 95 lots (not an increase in lots), you should not stop construction.

Councilman Delatte reiterated what he has previously said about the Planning Professional to come in and talk to the council about the Moratorium. He also states that he does not think that the Parish, as a whole, will need to be under this Moratorium.

Councilman Talbert reiterated that the timeline of the Moratorium should be attached to the Moratorium before it gets approved. He would like the Planner to come in and introduce it to the Council/Public.

Councilwoman Erin Sandefur and **Councilmen Talbert** talked about if Mr. Talbert has spoken to Mr. Villavasso. He stated he had met with him.

The Committee and **Councilman Talbert** discussed the impact of a singular home being built impacts a school district. Councilman Talbert brings up that three schools in the Live Oak Area are at capacity. He is making the statement that a 50-lot subdivision is going to be more impactful than a 500-lot subdivision because you could sell the lots in a 50-lot subdivision quicker than the 500-lot subdivision. He states that it would negatively impact the area.

****Did not state his name:**

He reiterated the point that a 50-lot subdivision is going to be more impactful than a 500-lot subdivision because you could sell the lots in a 50-lot subdivision quicker than the 500-lot subdivision. He states that it would negatively impact the area. He also reiterated that any changes that would be resubmitted and it does not cause an increase in lots, should not be rejected/part of the Moratorium since the project has already been approved.

Matt Hughes:

Mr. Hughes states that the absorption rate on a 250-lot subdivision is going to take a longer time to impact Livingston Parish whereas the 50 lot is going to be impacting the Parish a lot quicker. He also states he does not support the Moratorium. He would like to see a spreadsheet of the Moratorium.

Shane Morler:

Mr. Morler states he would also want to see the plans for the Moratorium before any Moratorium should be in place. He states that Commercial Construction should be added to the Moratorium.

Chairman Mack would like to get together an Advisory Board to work with the Professional Planner to make improvements.

A **MOTION** was offered by John Wascom and duly **seconded** by Erin Sandefur to adjourn the July 25th, 2023, meeting of the Livingston Parish Ordinance Committee, with no further discussion and where none opposed.

/s/ Raven Watts

Raven Watts, Deputy Clerk

/s/ Shane Mack

Shane Mack, Chairman