

**MINUTES**

**Livingston Parish**  
**February 26, 2024**

Pursuant to notice duly posted in the public lobby of the Livingston Parish Governmental Building, the Livingston Parish Ordinance Committee met on February 26, 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:

Dean Coates – Chairman  
Erin Sandefur  
Ryan Chavers

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The Chairman, Dean Coates, called the meeting to order.  
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The Council Clerk called roll. With everyone being present, the Chair began by addressing item:  
**3. Old Business**

Being none, the Chair moved on to Agenda Item:

**4. New Business:**  
**a. Discussion of proposed Ordinance 24-02:**

The Council Clerk clarified that it should be LP Ordinance 24-05 which is amending Ordinance 24-02.

The Council Clerk then read LP Ordinance 24-05 by title:

AN ORDINANCE TO AMEND L.P. ORDINANCE NO. 24-02 ADOPTED ON JANUARY 25, 2024 THAT PROVIDED FOR THE EXTENSION OF A MORATORIUM FOR AN ADDITIONAL TWELVE (12) MONTHS TO INCLUDE MOBILE HOME PARKS THAT WILL PROHIBIT THE STAGE I PRE-LIMINARY MEETING OF ANY APPLICATIONS FOR A PRELIMINARY PLAT FOR A SUBDIVISION WITH IMPROVEMENTS, A SUBDIVISION WITHOUT IMPROVEMENTS AND MULTI-FAMILY DEVELOPMENTS AND TO ALLOW THE ADOPTION OF A COMPREHENSIVE NEW ZONING PROGRAM AND DEVELOPMENT OF PLANS FOR INFRASTRUCTURE TO ACCOMMODATE ANTICIPATED GROWTH TO INCLUDE MOBILE HOME PARKS.

Councilman Deans Coates stated that when the Moratorium passed, mobile home parks were not included. The reason he is wanting to add this is because we have infrastructure issues that are not being kept up with the growth of our Parish. He wants to try to slow down the growth and development.

**Public Input:**

\*\*The public input microphone at this point was not working – it was cutting in and out while Mr. Wade Holden was speaking.

The Chair then addressed agenda item:

**5. Other Business**

**Public Input:**

Mr. Gerald Burns wanted to speak about setbacks on State Highways. He stated that DOTD wanted everyone to stop building so close to the main highway. He stated that the Planning Department uses one setback for all, and it is twenty-five feet from the front of the property, twenty feet from the back of the property, and 6 or 7 feet from the sides of the property. If DOTD must widen the road and these different buildings and homes that are close to the right of way, they will have to buy the properties to fulfill the widening of the road. In his ordinance that they produced for setbacks; it would prevent someone from building on the property lines. His setbacks would be forty feet from the front, forty feet from the back, and twenty feet from each side. Councilman Coates asked how “forty feet” from the from was determined. Mr. Burns stated

that they negotiated that number with the last Parish President and the number that was determined was forty feet. Councilwoman Sandefur wanted to know if the setback would start from the center of the road, which Mr. Burns stated it would start from where the right of way starts. Councilwoman Sandefur asked if movable property could be inside of the right of way in this Ordinance. Mr. Burns states that it will be in the Ordinance that he is working on, and it will say that signs for the businesses, parking, landscaping, and underground utilities will be allowed in the right of way, but nothing permanent.

The Chair then addressed Councilman Ryan Chavers about his proposed Ordinance.

Councilman Ryan Chavers asked for LP Ordinance 24-04 to be read by title:

AN ORDINANCE TO AMEND CHAPTER 125, "SUBDIVISION REGULATIONS", ARTICLE II – "STUDIES", SECTION 125-21, "REQUIRED STUDIES AND STATISTICAL DATA FOR DEVELOPMENT", REQUIRING TRAFFIC IMPACT STUDIES AND DRAINAGE IMPACT STUDIES WITH THE SUBMISSION OF PLANNING AND ZONING APPLICATION OF NINE (9) LOTS OR MORE OF THE CODE OF ORDINANCES OF LIVINGSTON PARISH.

Councilman Chavers stated that the idea behind this is about a subdivision that was approved for five lots, then five years later resub-divided for five lots on the opposite side of the road, and now they are planning to resub-divide again for five more lots at the end of the street. His concern is there are no drainage and traffic impact studies done and will not have to have them.

**Public Input:**

Ms. Morgan Sanchez, our Planning Review Engineer, stated that she thinks Councilman Chavers is talking about two separate things and that what he is trying to add is already in our Ordinance. It is done in Phase 3 of the Preliminary Plat Approval, and this minor resub would not have to follow that. Councilman Chavers then states he understands that, and his issue is the Planning Commission approved a 2100 lot subdivision and when he asked the question about where the traffic and drainage studies were and "that's not what we are here to do tonight". Ms. Sanchez then states that they leave the "Public Input" in the meetings so when they have questions about drainage the developers want to know where the issues are. The meeting Councilman Chavers was speaking about was the meeting that stated the subdivision "met the Ordinances." At the next meeting they must provide the drainage and traffic impact study as part of their approval. Mr. Chavers would like to mimic Ascension Parish's plat approval. Ms. Sanchez made the comment that we would need to change every set for our submittals in our Ordinance that we have in place. Ms. Sanchez stated she would look at Ascension's Submittal Process, and Councilman Chavers stated he would like to review that with her.

Councilman Ricky Goff would like it to say "Conceptional Development" instead of "Preliminary Plat Approval" that way once it is submitted, they have "outline" of what needs to be done before the Plat Approval.

Councilman Chavers would like to defer this until the next Ordinance Committee Meeting.

A **MOTION** was offered by Ryan Chavers and duly **seconded** by Erin Sandefur to adjourn the February 26, 2024, meeting of the Livingston Parish Ordinance Committee, with no further discussion and where none opposed.

**/s/ Raven Watts**  
Raven Watts, Deputy Clerk

**/s/ Dean Coates**  
Dean Coates, Chairman