

MINUTES

Livingston Parish
May 8, 2024

Pursuant to notice duly posted in the public lobby of the Livingston Parish Governmental Building, the Livingston Parish Ordinance Committee met on April 24, 2024, at the hour of five o'clock (5:00) 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

The Chairman, Dean Coates, called the meeting to order.

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

3. Old Business:
 a. Discussion of “Building Line/Setbacks that are adjacent to Future Highway Growth Corridor(s)”– Gerald Burns

The Chair, Mr. Dean Coates, states that this item will be pulled and on the next Ordinance Committee Meeting agenda.

The Chair moved on to Agenda Item:

3. Old Business:
 b. Discussion of LPR 24-013: Section 125-52 through 125-68 to the Ordinance committee to discuss and make changes to those ordinances and any plats in the process of being approved at this time would have to come to the Council until this ordinance is finalized – Dean Coates

Mr. Coates states that he would like the Planning and Zoning Commission to act as an “advisory committee” and then all plats brought to the Council for final approval. He also states that they, the council, were hired and elected to stop development and right now we do not have the say so over those developments.

Councilman Chavers advised that they should possibly form a committee to oversee the Planning and Zoning Commission, like an advisory panel.

Councilwoman Sandefur wanted to know if once everything is streamlined with the Planning and Zoning commission about the final plat approval if we would eventually be giving them back the ability to have final say. Mr. Coates stated that they could do whatever they wanted to know if it is in an ordinance. Ms. Sandefur also stated that the Planning and Zoning Commission does not have legislative immunity and it sometimes makes them nervous to have the final said with the plans. Mr. Coates stated that he agrees with Ms. Sandefur.

Councilman Ricky Goff asked that once zoning gets in place that once zoning is finished get with Mr. Jerome and Mr. Moody and make sure that we are in the right realm of legality to approve these plats. He also states that the “preliminary meeting” should be referred to as “concept meeting” since it is only a concept meeting.

**There was then a lengthy discussion about traffic and drainage impact studies to be required at an earlier stage in submittals and how the process of submitting plat maps/projects works.

The Chair moved on to Agenda Item:

- 3. Old Business:**
 a. Discussion of waivers for subdivisions previously approved to subdivide in a named subdivision – Ricky Goff

Mr. Goff states that this Ordinance any subdivision from 1990 and back a waiver if the new subdivision of each property of land were over 2 acres.

Ms. Sandefur states that she is still concerned about the year 1990, she thinks that if we move the year back that it would cover more bases. She is worried that subdivisions like Planation Estates will not need a waiver to subdivide. Mr. Goff explained that they still can only subdivide it into 2-

acre lots without needing a waiver. If they want to subdivide into smaller than two acre lots, they will have to come to the council to get a waiver and still meet all the requirements.

Ms. Sandefur offered that he should send it to Mr. Jerome to get his opinion on this matter as well.

Mr. Robert Dugas stated that in the Ordinance there is a section about concurrent subdivisions, and when you have subdivisions with improvements, they need to be careful of the language that they use in this Ordinance. He states that there is someone out there who will take advantage of what they are proposing.

The Chair moved on to Agenda Item:

4. New Business:

a. Discussion of Ordinance for the evacuation plan(s) for commercial and residential developments (10 lots of more)

AN ORDINANCE TO REQUIRE THAT DEVELOPERS OF SUBDIVISIONS LARGER THAN 50 LOTS OR LIVING UNITS IN THE CASE OF A MULTIFAMILY DEVELOPMENT PROVIDE THE PARISH WITH PROOF THAT THE DEVELOPMENT CAN BE SAFELY EVACUATED AND HAVE THE EVACUATION ROUTE APPROVED BY THE LIVINGSTON PARISH COUNCIL BEFORE STARTING CONSTRUCTION.

Mr. Chavers says that is for 50 lots or more and multifamily, not for commercial use. He states that he would like it to come in stage 2. Ms. Sanchez states that stage 2 would be a good spot and after it comes before the Planning Commission to put this.

Mr. Chavers states that this is an evacuation route that can be used before the homeowners' homes flood. Mr. Erdey wanted to know if Livingston Parish has a planned evacuation route? Mr. Chavers states that as a whole parish we do, but not for residential homes/subdivisions.

Mr. Coates states that if a storm/hurricane should come, our homeland security would get with the state about evacuation plans for the Parish. He also states that it says "flood" only in the proposed Ordinance, he suggests it say disaster or emergency.

Ms. Sanchez wants to know what the engineers should look for when these are submitted. Mr. Chavers states it will be a route on the road to lead out of the subdivision. Ms. Teal asked where it should be codified at, and Ms. Sanchez states in the "submittals" and in the "stage 2".

Mr. Goff wanted to know where these plans would be housed? He suggested that it should be on the emergency preparedness website so anyone can pull it up by their website and signed by our current chairman.

A **MOTION** was offered by Ryan Chavers and duly seconded by Erin Sandefur with a positive recommendation to send to the Council. Whereas none opposed the motion passed.

The Chair moved on to Agenda Item:

4. New Business:

b. Discussion of amending "Sec. 125-80. – Servitudes; rights-of-way." From 60-foot to 40-foot servitude – Ricky Goff

****should be 40-foot to 60-foot servitude**

Mr. Goff states that he would like to move forward with this until Mr. Dugas can get information on how this would affect utilities. There will be no permanent structures in these servitudes, a road, moveable shed, or mobile homes could be within the servitude because they can be moved.

A **MOTION** was offered by Erin Sandefur and duly seconded by Ryan Chavers with a positive recommendation to send to the Council. Whereas none opposed the motion passed.

The Chair moved on to Agenda Item:

4. New Business:

c. Discussion of Solar Panel Moratorium Ordinance – Erin Sandefur

AN ORDINANCE TO ADOPT A ONE YEAR (12 MONTHS) MORATORIUM PROHIBITING THE CONSIDERATION,

SUBMITTAL, OR APPROVAL OF ALL SOLAR PANEL FARMS
OR COMMERCIAL SOLAR POWER PLANTS WITHIN
LIVINGSTON PARISH UNTIL SUCH TIME AS THE PENDING
STUDIES AND ORDINANCES ARE COMPLETE

Ms. Sandefur states that Solar Panel Farms are coming into the Parish and wants to get laws and regulations on these before more are placed in our Parish.

Mr. Chavers asked why a one year (12 months)? Ms. Sandefur states that she does not think it should take a year but wants to make sure that we have enough time to get these regulations in place.

Mr. Erdey states that he is unlucky enough to have one next to him. He states that it is sitting dormant and some of the solar panels in this farm are damaged and have never been fixed. He states that they have no upkeep on them, and they eventually put toxins into the ground. Mr. Chavers asked who installed them and he stated Entergy installed them but has since been sold to Joule out of New Orleans. He also wants to know how this got approved in our Parish. Ms. Sandefur states that once the Solar Farm is there the land can never be used as farmland again.

A **MOTION** was offered by Erin Sandefur and duly seconded by Ryan Chavers with a positive recommendation to send to the Council. Whereas none opposed the motion passed.

A **MOTION** was offered by Ryan Chavers and duly seconded by Erin Sandefur to lift the agenda to petition the Council/Chairman to add an additional Ordinance Committee member. Whereas none opposed the motion passed.

A **MOTION** was offered by Ryan Chavers and duly seconded by Erin Sandefur to make a positive recommendation to petition the Council/Chairman to add an additional Ordinance Committee member. Whereas none opposed the motion passed.

Mr. Coates states that if they had an extra person on the panel, they could still have a functioning quorum.

A **MOTION** was offered by Ryan Chavers and duly seconded by Erin Sandefur to go back to normal session. Whereas none opposed the motion passed.

With no other business to discuss, a **MOTION** was offered by Erin Sandefur and duly seconded by Ryan Chavers to adjourn the May 8, 2023, 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