

Commissioner Booth: Next item on the agenda PZO-2016-10 requested by Paul J. Hogan, PE, Councilman At Large, Div. B for an ordinance to amend Appendix A, St. Charles Parish Zoning Ordinance of 1981, Section VI. Zoning district criteria and regulations, B. Residential districts [II.] R-1A(M), 3. Special Provisions by adding c. and Section VII. Supplemental Use and Performance Regulations., 1. *Mobile Homes* by adding a., b, (i.), and c. to provide for mobile home skirting and mobile home skirting exemption.

Good evening Commissioners. Generally what this ordinance is doing is re-establishing in the requirements for skirting with exceptions. The Council voted to eliminate the skirting requirements probably about a month ago. I think the primary purpose for that is hardship on some people. The previous ordinance requiring skirting was in place for over 40 years. The only problem that existed over those 40 years was it not being enforced properly by the Planning and Zoning Department. It was generally if you looked like you had money you had to put skirting, if you didn't have money you didn't have to put your skirting was generally the way it seemed to have been applied. What this ordinance does is put the provision in there to allow exceptions to the skirting. You know there are areas in the parish that are nice areas with trailers that have skirting and eliminating the skirting requirement would now affect the aesthetics of those nice areas where people have skirting and they want their neighbors to have skirting. There are some areas of our parish where there are trailers with no skirting. So what this does is allows you, if none of the surrounding trailers have skirting, then you don't need to put skirting, so it allows the Planning & Zoning Department to allow that exception and it also allows the property owner to collect signatures from the adjacent property owners to say that we don't care. If the neighbors don't care then you don't put the skirting, you don't require the skirting. So what this does is re-establishes the skirting and provides exceptions for skirting not to be put in place and I ask for your consideration.

Commissioner Booth: Any questions for Mr. Hogan?

Ms. Stein: Mr. Chair I just wanted to point out that we've been doing reports on the proposed ordinances, this one is on page 69. In the past six years, the Planning and Zoning Commission has considered ten (10) ordinances to revise the requirements for skirting. We've looked at this one and we've looked at our past. This would restore the requirement for skirting in the R-1A(M) zoning district only, not in the Open Land district. So mobile homes are permitted in Open Land, they are permitted in R-1A(M), they are permitted in R-1(M). The only place that this ordinance would require skirting is in the R-1A(M) zoning district. It's not a consistent standard, it's an aesthetic standard for some mobile homes in some places. It's not a standard that's applied to other elevated structures like single family houses that can be raised and not skirted so these are the types of things that would complicate the process of permitting and we're not certain that this is going to maintain the aesthetics standard that it seeks to create.

Commissioner Booth: Thank you. Are there any other comments or questions?

Commissioner Richard: What materials are we going to use for the skirting? You ride through some neighborhoods and you see pallets, you see tin, you see anything they can find to put up for skirting. Do we have a guideline for skirting? Say manufacturer, but then you put manufacturer skirting and it's worth more than some of the trailers that they have. So you're just leaving us open. For yall to regulate, what's the material to regulate the skirting? If one person complains when you've got the signatures of the all the surrounding neighbors saying they don't want skirting, you say only one person has to complain and say I want skirting, then he has to put up \$3000.00 worth of skirting on a \$2000.00 trailer. We need to look at this a little more, just to say no skirting at all, I think we need to look at what materials we are going to use and stuff like that and how you're going to enforce that.

Mr. Hogan: In there I put a provision that the skirting would be materials specifically normally customary or commonly used for skirting with that being the choice of the property owner provided that the proposed skirting and planting receives approval by the Zoning Regulatory Commission. So what that says is the owner says this is what I want to put up for my skirting, if he says he wants to staple up paper towels, it's up to the Director of Planning and Zoning to say no paper towels aren't going to work because as soon as it rains, you're paper towels are falling down. If someone wants to go any buy wooden pallets and stand it up, well pallets aren't customary, which some people did in the past, that isn't a customary and normal skirting requirement so that would fall on the Planning and Zoning Director to say no that's not regular

skirting material, you can't use that. So that's why I put that provision in there to address that concern. As far as the proposed ordinance would complicate the process, it would complicate it no more than it has been for 40 years. It's not complicated, it's just part of the requirements when they go apply for a trailer permit, it's one of the requirements that's required. It doesn't complicate the process no more than it has been for 40 years and I ask for your consideration.

Commissioner Frangella: Mr. Hogan how do you address the fact of if it's sold and somebody else buys it, they have to go back and get approval or if a new person buys the house next to it and they don't want it, they can complain and force them to put it?

Mr. Hogan: No when the person is going to put up a trailer, the ordinance says that the skirting has to be there at all times unless it's knocked out by an Act of God and you have so much time to put it in, but once it's skirted you have to.

Commissioner Frangella: But if you take the option and the neighbors don't complain and you're in a tiff with them whatever and then they want to complain or it's sold and a new buyer comes in, does the new buyer have to get it all signed and approved again?

Mr. Hogan: No once the trailer is set in there it's a done deal, they can complain whether the skirting is there or not, they can't change that it's there as permitted.

Commissioner Booth: Any other questions or comments?

Ms. Stein: Can I make one request because as the Councilman was there he mentioned that the Planning & Zoning Commission would make a decision but if we could please send it forward with an amendment, Section C, well Section 1 of the ordinance puts language in item c, skirting or foundation plantings as approved by the Director of the Department of Planning and Zoning. When you run down to Section II, this is kind of supporting that portion of the ordinance which would be in the R-1A(M) zoning district and supporting it with supplemental regulations which are in another section of the zoning ordinance, Section VII, but now it's identified a different person who is responsible for making that determination and it is the Zoning Regulatory Administrator. So if we can please change item c to read approved by the Zoning and Regulatory Administrator rather than the Director then we would actually be having one person at least in charge of this standard should it be adopted by the Council.

Mr. Hogan: I'm good with that change. Should we have where the Zoning and Regulatory Administrator just be the Director of Planning and Zoning?

Mr. Albert: We in our code updates have removed direct approvals from the Director as frequently as possible to avoid any political decisions having a Civil Service employee who is consistently there and can make consistent choices in the prerogative and options there.

Mr. Hogan: So the way the code was written in the past it had Zoning and Regulatory Administrator, who exactly is that?

Mr. Albert: Currently Rhys Kinler.

Mr. Hogan: Would it be best in the first paragraph to change Director of the Planning & Zoning Department to Zoning & Regulatory Administrator?

Mr. Albert: Is this is to be sent forward, yes.

Mr. Hogan: I recommend that change.

Commissioner Booth: Thank you. Are there any more questions or comments? Call for the vote.

The foregoing having been submitted to a vote, the vote thereon was as follows:

YEAS: Loupe, Richard  
NAYS: Pierre, Granier, Booth, Frangella, Galliano  
ABSENT: None

Commissioner Booth: That recommendation does not go forward positive to the Council on the 19<sup>th</sup>.

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