

Mr. Gibbs: Next item on the agenda PZO-2014-14 requested by Councilman Paul J. Hogan, District V for an ordinance to amend the Code of Ordinances, Appendix A, St. Charles Parish Zoning Ordinance of 1981, Section VI. Zoning district criteria and regulations. B. Residential districts, [II.] R-1A(M) Single Family Residential Detached Conventional Homes, Manufactured Homes and Mobile Homes-Medium density., 3. Special Provisions, by amending c. and adding e. and f., for mobile home inspection and installation requirements for release of power and issuance of occupancy. Mr. Hogan.

Mr. Hogan: Thank you Commissioners. Y'all considered this one at the last meeting, it went to Council and it didn't pass and just for the record it will be coming in front of y'all from now till the time I get out of office. In front of y'all tonight I just want to read to you the second part of the mobile home inspection procedure that the department is currently following in its issuance of permits. If you read through there, some of that stuff is required by law and some of that stuff is not authorized by law but it's being done anyway. So generally what this ordinance in front of you tonight does is take these procedures that they have in place and incorporates it into law so that what they are doing illegally can be done legally. We'll start with the part in green, before we get to that, in that part in green, there's one amendment that I would like to make, the part that says the required skirting and all items noted on the Inspection Checklist, I'd like to amend this to add including but not limited to (setback...) If you want to make that amendment that's fine, if not we'll do it on the Council level, I just wanted y'all to know that it was going to be in there. Back to the application checklist, all the items in green that I have marked on that list are addressed on the green part on the ordinance that refers to the skirting requirement, the elevation, anchoring, parking spaces, tie downs, the stuff that's required in the application checklist is a requirement of the code. Right now if you go to the skirting part, in the original code, it says skirting or foundation planting approved by the Zoning and Regulatory Administrator in accordance with the manufacturer's installation instructions to ensure aesthetic compatibility with the residential character of the neighborhood. When you read that, there's no conditions. I can go put up a trailer today and put my skirting and get my permit and if my neighbor comes in and wants to move a trailer next door, I can take the skirting off of my trailer and use it on his trailer and the trailer that took the skirting off is fine, they got their permit, there is no requirement for that skirting to be on there after you get your permit. So one thing this does is require is that once the skirting is installed, it has to be there, it has to be in good repair at all times, if it gets destroyed by an Act of God then it gives you one year to put it back up. The part in blue which refers to mobile home skirting. What the Department is currently doing is if the applicant indicates that temporary power is required for a mobile home installer before skirting can be installed to check the ac then a copy of the skirting contract is required before power is released. This should be clear and the final occupancy of the mobile shall not be granted until the residence is skirted. In the current code, there are no provisions for temporary power, if you're given temporary power you have violated the code. The code states that the trailer shall be in place, secure with everything in place and only after that has occurred you get your power and you move in and that's not what the department has been doing. What I'm doing is making this match with what the department is doing, so what they are doing can be made legal, rather than the illegal way it's being done right now. If we're going to do that, if we're going to give them, if you read what we have in here, if you're going to give them the opportunity to install the skirting later, which sometimes you put up the trailer and they're coming to do the skirting but they're booked up, so the only thing that the applicant has in order to meet the requirement to get their power is the skirting, the department says give us a copy of the contract and we'll issue you your power, that's good, I like that, so that's what this does, but there needs to be conditions, we'll give you that but there needs to be something that you need to be held to in order to make sure that the skirting will be maintained. What this does is gives you 6 months, if your skirting isn't up in 6 months then they'll take the legal steps necessary to force you to put the skirting. The last thing on the ordinance addresses driveways, part of the procedure right here talks about drainage, culverts and anything you have to do. In the past, the department has permitted trailers without having driveways I don't know how you can do that but people didn't have parking spots, just put your trailer out there and park in the street causing problems and issues. All I'm doing is saying department you can't do that, you can't issue any permits with a driveway, people have to have a place to park off the street with 2 parking spots that's per code. All that's doing is making that very clear that you can't do that no more. The last thing, Section F does is says that all code requirements related to mobile homes, all items noted in the inspection checklist and the final electrical inspection by the building code inspector shall be complete and prior to the issuance of final occupancy. All that is saying is everything that is on the list that they are requiring has to be there before they issue the Certificate of Final Occupancy.

Mr. Foster: That's not the way it is now? I thought that was what's taking place now.

Mr. Hogan: If you read the code as they exist right now, it doesn't say that this happens, I'm putting in the code that it has to happen and these policies and procedures are great, they work good, they are doing the job, the problem is when this Administration leaves, the next group may say through this in the trash, we don't need to follow the policies and procedures, then they do whatever else they want. So what I would like to do is let's take what they are doing right now and make it law that way when the next group comes in, there's no possibility of changing the way it's done right now, it's working great, let's make what's great a part of the code and I ask for your support.

Mr. Gibbs: Mr. Hogan one quick question, did your constituents come to you and ask you to do all this for the skirting?

Mr. Hogan: Yes.

Mr. Gibbs: Do we have an epidemic in St. Charles Parish.

Mr. Hogan: This started about 7 years ago, when a resident in my district came to the Planning and Zoning Department and wanted to put up a trailer. The Planning and Zoning Department told them this is what you got to do before you get your power and one of the things was skirting. So the resident went out there got his skirting, put up the trailer got his power, but then the next person came in next door next to him and they didn't have to get skirting, he got his power and everything was honky dory, permit was finalized, occupancy was issued, no skirting, so the other owner asked why did I have to put up skirting and why does my neighbor not have to put up skirting? I said very good question. It goes to the selective enforcement and interpretation of our rules and regulations, this guy was pretty teed off and I would have been teed off too. After that, I asked this department that any trailer that is put in my district, we're going to follow the code in my district at least, I don't care what they do in other people's districts, but the people in my district are going to know that they will be treated fair and uniformly and to the code, across the board, so that's generally where that came from. Once again, I think it goes to does the applicant have money or not, if you got money you got to put up the skirting, if you don't have money you don't have to put up the skirting was the way it was working and again I ask for your support.

Mr. Gibbs: Thank you Mr. Hogan.

Mr. Frangella: Mr. Hogan you said you need adequate off street parking, in the procedures you have to have 2 spots, how do you leave up to interpretation of who decides what's adequate? When you use the term like adequate, it's like ok I feel one spot is adequate, I got one car right now at the time.

Mr. Hogan: It calls for 2.

Mr. Galliano: When you say adequate, does that mean the ability to pull off the side of road, grass, shells, concrete, what?

Mr. Hogan: There are provisions in the code addressing what the driveways are and the length of driveways that's already covered in other parts of the code.

Mr. Gibbs: This is a public hearing for PZO-2014-14, is there anyone else in the audience care to speak in favor or against? Seeing none, cast your vote please.

YEAS: Loupe, Foster

NAYS: Gibbs, Booth, Frangella, Galliano

ABSENT: Pierre

Mr. Gibbs: That fails with Mr. Foster and Mr. Loupe voting yes.

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