

PZO-2016-05 requested by Larry Cochran, Parish President for an ordinance to remove the skirting requirements for mobile homes by amending the St. Charles Parish Code of Ordinances, Appendix A., Section VI., B [II] 3. c. and Section VII Supplemental Use and Performance Regulations, 1. Mobile Homes a. and b.

Mr. Albert stated that this ordinance proposes to remove the requirement for mobile homes in the R-1A(M) zoning district to not have skirting on them. Frankly it's the most challenging permitting issue that we have because there are instances where the skirting installation costs more than the trailer itself. We revised the code in 2015 to make it easier for people to get into their homes and do the skirting requirement later but despite our best efforts we still have a number of cases every year where the parish ends up filing suit because the applicant is unwilling or unable to install skirting on the homes. The report you have draws some parallels to the fact that other raised structures in the parish are not required to have skirting on their homes, even stick built structures in those same neighborhoods would not have those requirements. Because of the large amount of used mobile homes in St. Charles Parish, very rarely do we have the manufacturer's instructions or requirements as to how this is supposed to be done. So people are installing metal siding or lattice work and if they are over-zealous, they can undermine the bottom of the house if they have it too enclosed. So we are proposing to move that and looking for input from both Commission and Council.

Commissioner Booth stated that he's been here 9 years and it's come up many, many times and with many different people. Some people are saying that some neighbors move the skirting from mobile home to mobile home as permitting is needed, that's one of the complaints. Some people are in the mobile homes because of their economic situation who cannot afford it and I think for me, it finally puts this issue to bed and helps some poor people in the parish.

The public hearing was opened and after there was no discussion, the public hearing was closed.

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

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

The ordinance will go the Parish Council with a positive recommendation.
