

# WASHINGTON PARISH PLANNING COMMISSION

Regular Meeting  
Washington Parish Courthouse  
908 Washington Street  
Franklinton, La 70438  
Council Chambers  
5:00 PM - Tuesday  
March 21, 2023

## **AGENDA:**

**Item No. 1. Call to Order** - Chairwoman Moses called the meeting to order.

**Item No. 2. Invocation** - Commissioner Warren gave the invocation.

**Item No. 3. Pledge of Allegiance** - Commissioner Herring led the Pledge of Allegiance.

**Item No. 4. Roll Call** - Present were Vance Rogers, Michael Herring, Penny Moses, Robert Michel, and Jerome Warren.

Absent: Troy Crain and Bradley Cooper

**Item No. 5. Approval of Minutes** - Approval of minutes of February 28, 2023.

Commissioner Herring offered a motion, seconded by Commissioner Warren to approve the minutes of February 28, 2023, with the corrections.

Roll call of vote as follows:

YEAS: (5) Herring, Moses, Rogers, Michel, and Warren

NAYS: (0)

ABSENT: (2) Crain and Cooper

ABSTAIN: (0)

**Item No. 6. Attorney James Knight** - Waiver for setbacks of a proposed subdivision.

After discussion, a waiver was granted.

Commissioner Rogers offered a motion, seconded by Commissioner Warren to grant a waiver to allow the following setbacks: 30 feet from the Right of Way of the front, 30 feet from Hwy 16 of the front, 20 feet on the sides, and 20 feet at the rear.

As Article 6; 6-1 Set Back Distance from Property Lines: No living quarters/dwelling, including heated and non-heated areas under roof, shall be located withing thirty (30) feet of any property line. (Ref. Ord. 18-632)

Roll call of vote as follows:

YEAS: (5) Herring, Moses, Rogers, Michel, and Warren

NAYS: (0)

ABSENT: (2) Crain, and Cooper

ABSTAIN: (0)

After discussion, it was determined that Mr. Michael Burris's development has not been before the commission until now. There are no laws in place for having both recreational lots and residential lots. The commission will review the

covenant to determine their conditional use regulations for the new development of recreational and residential together. Commission proposed to meeting Tuesday, March 28, 2023, all agreed.

**Item No. 7. Angela Wells** - Waiver for three mobile homes on two and a half acres.

Mrs. Wells explained she has her daughter leasing to own ½ acre. The other two acres, she is asking to put two mobile homes and rent them out. There is an oxidation pond now for her daughter, the letter from the health department stating it will pass for all three homes to use. Mrs. Wells is asking for a waiver for the ½ acre that her daughter is leasing to own, its not 1 acre and waive the three mobile homes from being a mobile home park.

Chairwoman Moses: "I think your best out, would be to have the ½ acre that your daughter is living on, and go ahead and deed that to her. Then set the other two mobile homes each on the acre and you would be good to go."

Mrs. Wells: "Stated they thought about that, but they are teaching adult 101 and we have a 5-year plan. We are teaching her responsibility and she has no down payment and no interest. You are not going to find a better deal."

Chairwoman Rogers: "I might have a solution for you. You can still subdivide your property and keep it in your name. Just cut the half-acre off and have the surveyor, basically have a plat with a half-acre and two acres. At that point, you have two lots. You have an ½ acre and a two acre. There is already a resident on the ½ acre and is already contained. Have the surveyor put the easement on there for sewage going to the oxidation pond. Have the survey show that you busted the 2 ½ acre into a half and 2 acres. A lot of places will call that a family partition. Then you are in full compliance, isn't that right Attorney Kuhn."

Attorney Kuhn: "When you separate the half acre, is the mobile home already there?"

Chairwoman Moses: "Yes."

Commissioner Rogers: "They have an oxidation pond to meet the criteria, but it flows into a septic tank first and the fluid goes into an oxidation pond at the requirement of the health department. They might have to show an easement on the plat. I think if you properly have a ½ acre, 1 acre, and 1 acre showing the easement to the oxidation pond for the fluid, I think that will be the answer. I think, at that point, Ken could just approve it and not have to have a waiver."

Attorney Kuhn: "Well here comes Ken back but what you are saying eventually she is going to deed a ½ acre of land to her daughter. Since she already has a mobile home, it's not a problem? I'm not sure I follow, with her getting the ½ acre, it's no problem now because it stays in her name. It could be a problem when they go to deed the ½. Acre. "

Commissioner Rogers: "I think the only way that makes sense to me, is if the surveyor, in the new language of the survey shows an easement for the septic system going to the oxidation pond."

Mrs. Wells brought Ken Wheat up to date on the discussion because he stepped out of the meeting.

Ken Wheat: "1/2 acre is going to be sold to your daughter through own or finance. If you are doing that and are willing to put that as a note on your survey as a property line adjustment for that purpose. I think what Mr. Rogers has stated can be in place. Her mobile home was already there?"

Chairwoman Moses: "Yes."

Ken Wheat: "Then you will only have two mobile homes on that septic, and it really takes you out of the mobile homes park. Yes, if you are willing to put that in the survey. Then I'm going to sign off on, it is going to be noted and updated ad that surveyor will have to indicate in dark lines, ½ acre belongs to such and such

partial A and the other partial of 2 acres belongs to you and indicate where these mobiles are going to be at, then there is no reason I can't sign off on it."

Vance Rogers: "Just make sure, in that survey, you need to have him show the easement for the septic system. If those lots are ever sold, they must have access to the septic system. It could be to repair a field line or septic down. It could be on the line and as long as there is an easement, they can do that."

All agreed and Mrs. Wells will get the surveyor to accommodate all requests.

Ken Wheat: "You will also need to have the surveyor do a right a way for your daughter to cross the two acres.

**Item No. 8. Old Business-** None currently.

**Item No. 9. New Business-** None currently.

**Item No. 10. Public Participation** - None currently.

**Item No. 11. Staff Reports** - None Currently.

**Item No. 12. Adjourn** -

Commissioner Herring offered a motion, seconded by Commissioner Rogers, to adjourn.

Roll call of vote as follows:

YEAS: (5) Herring, Moses, Rogers, Michel, and Warren

NAYS: (0)

ABSENT: (2) Crain, and Cooper

ABSTAIN: (0)

Chairwoman Moses adjourned the meeting.

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Penny Moses, Chairman  
Washington Parish Planning Commission

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Sarah Cook, Clerk to the Council  
Washington Parish

**Order of Voting:**

Michael Herring	Robert Michel
Penny Moses	Jerome Warren
Vance Rogers	Bradley Cooper
Troy Crain	

Next regular WPPC meeting will be April 18, 2023

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