



Planning Commission

February 8, 2011

6:30 P.M.

The Planning meeting was called to order by Chairman Cyprian and a quorum established.

Present: Chairman Joseph Cyprian
Commissioner Janice Burris
Commissioner Arthur Arnold
Commissioner Harold Pittman

Absent: Commissioner Melba Reid

Also Present: Pamella B. Divinity, P & Z Secretary
Joe Atkins, Building Inspector

BUSINESS:

Item No 1 – Village of Folsom DRAFT Comprehensive Zoning Ordinance. Villavaso & Associates. Chairman Cyprian introduced the agenda and stated his appreciation of the excellent work Mr. Villavaso and his team had and is doing on behalf of the Village of Folsom. Mr. Villavaso thanked Chairman Cyprian and in turned expressed appreciation for the part the Planning Commission and others played in bringing things to where they were thus far. At this time, the furtherance of the meeting was turned over to Mr. Stephen Villavaso and his associates. He began by sharing the results of the Census Bureau regarding population within the corporate limit of the Village of Folsom. He stated that the numbers resulted in a 25% increase since the last Census in 2000. Our current population is 716. The official numbers will be reflected in the Master Plan. He noted that St. Tammany Parish is still the fastest growing parish in the State of Louisiana.

Mr. Villavaso will be at the General Meeting to be held on **February 14, 2011**, so that the Council can ratify and accept the Master Plan by Resolution. There will also be a Technical Advisory Committee meeting held on Tuesday, **February 15, 2011** at 6 P.M. Mr. Villavaso will be in attendance at March's General Meeting.

Part II of the Draft Zoning Ordinance was distributed. Mr. Villavaso asked for comments, concerns, and questions from the board or public. Commissioner Arnold pointed out several concerns. They were as follows:

1. **Pg. 7, B(c) of Section 18.17. R-1 Rural Residential Defined; Single-family detached dwelling, including modular homes.** Com. Arnold felt that the terminology, “including modular homes” should be excluded from the permitted uses under R-1 Residential. Mr. Villavaso stated that it would present a problem because modular homes are legally the same as a stick built house, even though some may disagree. He said that the law does not allow discrimination against them, as long as they meet the building code. Rules can be put in as to how they are attached, the type of foundations they have, whether 18 wheelers can go down the street and what type of system they have when they come into a neighborhood. To exclude them would invite the Justice Department to come sue the Village.

In response, Mr. Yeager, Building Inspector, stated that other municipalities have excluded modular homes. Mr. Villavaso explained that they have done so at the risk of being sued and as professional planners they were not going to recommend anything that was illegal or unconstitutional. Therefore, they are recommending what they think is the right thing to do for the Village and something that will stand the legal test. He went on to explain that there is nothing inherently “evil” about a modular home, other than the fact that sometimes they may disrupt a neighborhood in the way they are put up.

Com. Arnold then responded that he does not have a problem with modular homes themselves, just that he does not think they should be allowed in R-1. Mr. Yeager agreed. Mr. Villavaso then asked, “So then where would they be placed?” He stated that they are single-family homes, they are small, they go on small lots, they are not doubles, they are not multi-family, and they are not commercial. Therefore, what would the alternative be? Again, wanting to exclude, would be doing so at the risk of a law suit.

2. **Pg. 8, D (2) of Section 18.17. Rural Residential Defined; Lot Width: Every lot shall have a minimum width of three hundred feet (300’).** Com. Arnold felt that the lot width for R-1 was excessive and those 200’ feet should be the minimum. Mr. Villavaso felt that was a good practical comment given that none of the lots that would exist when the ordinance is adopted would be illegal; they would be non-conforming. Mr. Arnold stated that he was referring to future stuff. Mr. Villavaso said ok.
3. **Pg 12, D (2) (a) of Section 18.17. R-3 Single Family Residential Defined; all residential lots shall have a minimum width of sixty feet (60’).** Com. Arnold felt the Village should not have 60 foot lots. He feels the minimum lot width in R-3 should be at least 80 foot for future development. Mr. Villavaso stated that the location of R-3 zoning districts would be very selective. Commissioner Pittman agreed.

4. **Pg 12, D (3) (b) of Section 18.17. R-3 Single Family Residential Defined: Side Yard: All uses shall have a combined total side yard of fifteen feet (15'), but in no case shall any building be located closer than seven and one half feet (7.5') from the side property line.** Com. Arnold felt that the side yard in any zoning district should be a minimum of 10 ft. rather than 7.5 minimum.
5. **Pg 15, D (2) (a) of Section 18.20. RM Multi-Family Residential Defined; Lot Width: Single-family lots shall have a minimum width of sixty feet (60').** Com. Arnold felt the minimum width of any lot should be 80' rather than 60'. Mr. Villavaso reminded that R-4 being the smallest, they needed a difference to allow a different kind of housing choice in the community. To do so would invite the Justice Department to put our community under the microscope. It makes the ordinance more exclusionary and harder for people to find housing options. The ordinance is for the benefit of the citizens of Folsom and not exclusively for the developers.

Considerable discussion took place on other issues of general concern. Mr. Villavaso stated that the areas of concern brought out were good points. They were well taken and will be incorporated into the amending of the Zoning Ordinance.

ANNOUNCEMENTS

ADJOURNMENT: On the motion of Commissioner Arnold and seconded by Commissioner Pittman the Planning meeting was adjourned. (4) Yeas; (0) Nays. The motion was carried.

Respectfully submitted,

Joseph Cyprian, Chairman

I attest that the above is a true and correct copy of the minutes taken at the Planning Commission Meeting held on February 8, 2011.

ATTEST:

Pamella B. Divinity, Secretary