

MEETING MINUTES FROM 5/20/2025

Notice of Public Meeting

Washington Parish Planning Commission

Regular Meeting

Washington Parish Courthouse

908 Washington Street, Franklinton, Louisiana 70438

Council Chambers

Tuesday, May 20, 2025 @ 5:00 p.m.

Item No. 1: Call to Order: Commissioner Penny Moses called the meeting to order.

Item No. 2: Invocation: Commissioner Rogers gave the invocation.

Item No. 3: Pledge of Allegiance: Commissioner Pierce led the Pledge of Allegiance.

Item No. 4: Roll Call: Clerk to the Council, Jesse Applewhite called the roll. Present were Robert Michel, Tammy Pierce, Penny Moses, Vance Rogers, and Troy Crain. Absent was Jerome Warren and Bradley Cooper. Commissioner Moses introduced the new Commissioner, Tammy Pierce who will be representing District 3.

Item No. 5: Approval of Minutes: from the meeting of 3/18/2025 and 4/15/2025. A motion was made by Commissioner Crain and seconded by Commissioner Rogers to accept the minutes from the meeting on 3/18/2025 and the letter stating that there was no 4/15/2025 meeting due to quorum not being met.

Roll call of the vote as follows:

YEAS: (3) Moses, Rogers, Crain

NAYS: ()

ABSTAIN: (2) Michel, Pierce

ABSENCES: (2) Warren, Cooper

Item No. 6: Old Business: Justin and Nikki Jefferson, Jefferson Compound.

Commissioner Moses: The next item on the agenda is a request from Justin and Nikki Jefferson for a Conditional Use Permit. Does anyone have any comments?

The commissioners had questions regarding the stipulations that were presented to the Jefferson's by the Forrest Hills Subdivision residents.

Justin Jefferson discussed the stipulations with the council and informed them of what he would be willing to agree on.

Director of Public Works Alex Sumrall gave his input on the matter and ensured that he along with Washington Parish's Code Enforcer would be responsible for making sure that the Jefferson's were complying with the conditions of the permit if it was to be approved. Sumrall asked Attorney Matt Garver about a recent civil petition that was filed by Forrest Hills Subdivision against the Jeffersons and how it could potentially affect the Commissioner's decision on the matter.

Attorney Matthew Garver explained the recent civil suit that was filed and how it would not restrain the Commission from making their ruling on the matter at the meeting.

Commissioner Moses: Would anyone from the public like to come forward and speak?

Kent Satterlee III who has property near the Jefferson's addressed his concerns to the council regarding the extreme noise level the motorcross track causes and how they believe it is a nuisance to them and surrounding neighbors. He also informs the council of his family's business, which includes several rental properties that are advertised to provide a peaceful retreat to its guests and how the motorcross track would severely impact the business.

The Commissioners and Justin Jefferson discussed the proposed stipulations of the conditional use permit. They were able to come to an agreement on what the specific conditions would be if approved.

Commissioner Moses: Can I get a motion?

Commissioner Crain: I make a motion to grant a waiver for the conditional use permit regarding the Jefferson Compound.

Commissioner Vance Rogers: Second.

Commissioner Moses: I have a motion by commissioner Crain and a second by Commissioner Rogers.

Roll call of the vote as follows:

YEAS: (5) Michel, Pierce, Moses, Rogers, Crain

NAYS: ()

ABSTAIN: ()

ABSENCES: (2) Warren, Cooper

Item No. 7: New Business: Christopher Magee. Requesting Waiver to Subdivide Property.

Christopher Magee was not present at the meeting.

Item No. 8: New Business: Tina Lee, Request for Waiver to Subdivide Property.

Commissioner Moses: Ms. Lee, can you come forward and state your name and address for the record?

Tina Lee: I am trying to obtain a permit for my daughter to be able to move into her trailer. The trailer has been on the property since 2022. She has been making renovations and updates to the home but due to unforeseen family situations, she has just recently finished up with the necessary changes to the trailer. She is ready to move in but needs approval due to the home not being on a total of 1 acre of land.

Commissioner Moses: To clarify, how many trailers are on the property?

Tina Lee: The property is 2.5 acres of land and there are three trailers on the land.

Commissioner Moses: This includes the trailer your daughter is trying to get a permit for?

Tina Lee: Yes ma'am.

Commissioner Moses: It would be helpful if we had a picture of where each trailer is situated on the 2.5 acres of land.

Tina Lee explained in detail the placements of the trailers on the property.

Commissioner Michel: Is there only one entrance to the homes?

Tina Lee: There is one circle driveway, but we plan on adding two more separate driveways so each home would have its own.

Commissioner Michel: Who owns the property?

Tina Lee: My dad owns the property.

Washington Parish President Ryan Seal asked what the address was to the property where the mobile homes are.

Tina Lee asked her daughter, Treyana Williams to come up and speak.

Treyana Williams stated the address of the property.

Commissioner Rogers: What is the name of the property owner?

Tina Lee: James W. Lee

Commissioner Moses: Are there two septic tanks installed at the property now?

Williams: Yes. There is one septic tank for my brother's trailer and one septic tank for my sister's trailer.

Commissioner Moses: Ok, so you must get a septic tank installed for your trailer. What kind of water will you have?

Lee: We have well water.

The Commissioners discussed possible ways the septic tank could be installed. They also asked if the other two existing mobile homes on the property were completely set up and being lived in.

Lee: Yes, my son lives in one of the trailers and one of my daughters lives in the other one.

Commissioner Moses: So, the trailer you are trying to get a permit for now has been sitting on the property since 2022?

Lee: Correct.

Commissioner Moses asks attorney Matt Garver if he has any comments on the matter.

Matt Garver expressed his concerns about an additional septic tank being installed on the property and explained how that would probably be the biggest issue with getting the necessary permits for the home.

Commissioner Rogers: I think the first thing that needs to be addressed is the sanitation regarding the septic tanks. We need to know that they will permit another septic tank being installed first.

The Commissioners discussed together the need for clarification from the Sanitation Department before they can move forward. They instructed Lee and Williams to obtain a letter from the Sanitation Department addressing these issues to present to the Commission at the next meeting.

Sumrall: Do we know the age of the mobile home in question? Was it already in Washington Parish?

Commissioner Moses: The bill of sale says the trailer is a 1983 model.

Lee: It was moved from Mississippi to our property in Washington Parish.

Commissioner Moses: Ms. Tina, I think we have given you and your daughter some good directions. We will need a letter from the Sanitation Department regarding the septic tank. We also need pictures of this mobile home when you come back next month. We need to see what renovations have been made to this 1983 trailer. We cannot act on this tonight, but next month you will be on the agenda to be addressed again. The next meeting will be June 17, 2025 at 5:00 p.m.

Item No. 9: Billy Seal, Request for Permit to Develop Mobile Home Park.

Commissioner Moses: Mr. Billy Seal is not present tonight but has been in touch with us.

Commissioner Crain: Billy Seal contacted me, and I explained to Mr. Seal all the paperwork and plans he would need to have ready to present to the Commission before they could address the matter. Mr. Seal advised he is still in the process of obtaining all documents needed.

Item No. 10: Public Participation. *There was none.*

Item No. 11: Staff Reports.

Commissioner Moses gave thanks to Commissioner Pierce for joining the Planning Commission and gave condolences on behalf of the Commission to President Seal and his family for the recent loss of his mother.

Commissioner Michel addressed ways the Commission can be more prepared to handle situations involving large areas of land in our parish being transformed into things such as mobile home parks and some ideas to be able to make these matters go smoothly by the commission.

President Seal stated having a master plan when trying to create a mobile home park, etc. would prove to be an asset to the community that would benefit everyone involved.

Commissioner Pierce: I am happy to be here and think I will enjoy being a part of the Planning Commission.

Commissioner Rogers thanked Commissioner Pierce for joining the Commission and gave some advice and encouragement.

Commissioner Crain welcomed Commissioner Pierce and thanked everyone for their participation in the meeting.

Commissioner Moses: I make a motion to adjourn the meeting.

Commissioner Crain: Second.

Roll call of the vote as follows:

YEAS: (5) Michel, Pierce, Moses, Rogers, Crain

NAYS: ()

ABSTAIN: ()

ABSENCES: (2) Warren, Cooper

Penny Moses, Commissioner Chair
Washington Parish Planning Committee

Jesse Applewhite, Clerk
Washington Parish Council

Order of Voting:

Robert Michel	Penny Moses
Jerome Warren	Vance Rogers
Bradley Cooper	Troy Crain
Tammy Pierce	

The next meeting will be held on Tuesday, June 17, 2025.

In accordance with the American Disabilities Act, if you need special assistance, please contact Jesse Applewhite, Clerk to the Council, at 985.839.7825, describing the assistance that is necessary.

(All Ordinances, Resolution, and attachments in their entirety are available at the Office of the Clerk of the Council at 909 Pearl Street, Franklinton, Louisiana or at 985.839.7825, or wpgov.org)

****This institution is an equal opportunity provider and employer.****

