

Mr. Booth: Next on our agenda is PZHO-2015-08 requested by Joseph Cancienne, III for a home occupation – “All American Siding & Remodeling” at 359 Courville Drive, Luling, Zoning District R-1A. Council 2

Mr. Pfeifer: Mr. Cancienne wishes to use his residential property to house his company, All American Siding & Remodeling. According to the applicant, no activities pertaining to the business will be conducted at the property, including visitors and traffic. The property will serve to house the applicant’s business trailer, which will be parked on the driveway after work hours. The trailer will accompany the applicant to work sites each day.

Mr. Cancienne possessed a home occupation permit at his previous address, 121 Lone Star Dr., Luling, LA 70070. Mr. Cancienne applied and was issued this permit in 2004. Planning and Zoning has no record of code violations by Mr. Cancienne or any neighbor complaints regarding his previous home occupation.

The proposed business meets the general parameters of the home occupation regulations.

The Department recommends Approval with the following stipulations/recommendations:
The applicant submits photos of the work trailer to the Department of Planning & Zoning
The work trailer shall be parked only on the applicant’s driveway
No business signage shall be placed on applicant’s property

Mr. Booth: Thank you Sir. This is a public hearing for PZHO-2015-08 is there anyone here to speak for or against this issue? State your name and address for the record please.

Joseph Cancienne, III. I live at 359 Courville Drive. I do have a picture of my work trailer. I do keep my trailer hooked up to my truck in a rock driveway between my garage and the fence. I have a 4 car driveway that’s right by the street. My trailer won’t be there. It’s between my house and the fence, it’s out of sight and that’s about it.

Mr. Booth: You don’t have any signage in your yard or anything?

Mr. Cancienne: No.

Mr. Booth: Alright Sir, thank you.

Mr. Frangella: is there signage on the vehicle or the trailer?

Mr. Cancienne: there is, but like I said it’s not in my driveway, you can’t even see it from the street. It’s between the garage and the fence. The only way you can see it is if you walk pass my driveway.

Mr. Frangella: Do we need to change the recommendation to the driveway on the side? I’m just trying to say if somebody would say something, it’s not on the driveway, it’s on the side of the house. We need to figure out a way to word that where you are covered.

Mr. Booth: I think we can do that. Anyone else here to speak on this issue for or against? Any other comments or questions from the Commission?

Mr. Loupe: this is in my district ad I didn’t get any complaints about it.

Mr. Booth: Good. We’ll call for the vote with the stipulations with the photo which has already been submitted into the record, that the work trailer will be parked on the shell driveway out of sight from the public between the fence and the garage. There shall be no business signage on the applicant’s property. Those are the stipulations that we are voting for. Cast your vote.

YEAS: Loupe, Booth, Frangella, Galliano

NAYS: None

ABSENT: Pierre, Gibbs, Foster

Mr. Booth: That passes unanimously. On August 3rd here in this room will be the Council, they will give you the final approval so you need to come and tell them what you are doing.
