

First item on the agenda this evening is PZHO-2014-05 requested by Todd & Corrine Gray for a home occupation – “Corinne’s Kona Ice” at 23 Weinnig Drive, Luling. Zoning District R-1A. Council District 2. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. The applicants are waiting on one more critical piece of their application, if they don’t have that tonight we ask that it be tabled.

The Applicant: Yes we do have it.

Ms. Stein: We got it. So on 8/13/2014, the Grays obtained permit 45-229FS from the Sanitarian to operate one Kona Ice unit stored at the residence and using the Seafood Pot (14386 River Road, New Sarpy) as a commissary. Per the Sanitarian, this type of food service permit requires that any time the mobile unit is used, it must return to the commissary for discharge of water and cleaning; these types of permits generally limit the service area to a 50 mile radius from the commissary; and, the permit is for the motorized unit only to operate. Should they wish to operate an additional trailer, they must obtain a separate permit for it. They applied for a home occupation permit that same day.

The request appears before the Planning Commission because of the need for this food service permit. The applicants indicate that the business model is to operate only at event locations: birthday parties, fairs, festivals and similar events and that the mobile units will be stored out of sight of the roadway and neighboring properties behind a privacy fence on the southern or right side of the house.

The completed application for a home occupation shows that the business owner agrees to the operational regulations for home occupations. They have been informed that zoning compliance and a permit for a home based business does not negate any restrictive covenants on the property they are renting.

The Department recommends Approval with the following stipulation:

1. All food service units must be parked out of view from the street and neighboring properties. These units are awfully colorful and it can be interpreted as a giant sign for Kona Ice.

Mr. Gibbs: Thank you Ms. Stein. This is a public hearing for PZHO-2014-05 is there anyone in the audience to speak in favor of or against? The applicants want to come up and speak? State your name and your address please.

My name is Todd Gray and I’m the owner of the Kona Ice, shaved ice vehicle. My address is 23 Weinnig Dr., Luling, La.

Mr. Gibbs: You understand the stipulation?

Mr. Gray: Yes

Mr. Gibbs: And you have, it’s hard to tell from the map, but it appears you have the accommodations to keep the stored units out of plain site in the neighborhood.

Mr. Gray: We’re going to have it parked between the fence and the garage. There’s a big fence that divides our property from the neighbor’s property so it will be between the garage and that fence. There’s no fence in front or anything but it’s pretty much back.

Mr. Gibbs: Pretty much out of site.

Mr. Gray: Pretty much yes.

Mr. Gibbs: Any other questions? Thank you Mr. Gray and good luck.

Mr. Gray: Thank you.

Mr. Frangella: I guess I have one question. Out of view of the street, does that mean that they need something across the front or it that good enough just the front of the vehicle shows?

Ms. Stein: We'll leave that up to your discretion if that sounds sufficient to you. What we'd be concerned about is cars driving past or people playing around in their front yard, it would have a giant sign that says Kona Ice. I wish I had a Google Street, there is a large side yard and with it backed up I think it would be sufficient.

Mr. Frangella: Thank you.

Mr. Gibbs: Any other questions or concerns?

Mr. Loupe: This is my district and I have no complaints about it.

Mr. Gibbs: This is a public hearing for PZHO-2014-05 anyone else care to speak in favor or against? Seeing none, cast your vote please.

YEAS: Pierre, Loupe, Gibbs, Booth, Frangella, Galliano

NAYS: None

ABSENT: Foster

Mr. Gibbs: And that's unanimous. Mr. Gray this is going to go in front of the Parish Council on October 6<sup>th</sup> same venue, I think the same time. 6 o'clock.

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