Mr. Booth: PZHO-2015-09 requested by Roland Salazar for a home occupation – "Roland and Sons Home Improvements, LLC" at 301 St. John St., Luling. Zoning District R-1A. Council District 7. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. Mr. Salazar wishes to use his residence as the domicile for Roland and Sons Home Improvements, LLC, a home improvement contractor. The property owner, Kim Laque, has endorsed the application. The business requires registration with the Louisiana State Licensing Board for Contractors.

Business activities at the house will be limited to office work. Construction materials will be delivered to and stored at job sites; tools generally are stored in a work truck; larger equipment is stored on a trailer that will be parked out of view of neighbors and passing vehicles. The business will not generate traffic to the residence. At the time of writing this report, the applicant has been advised that no signage advertising the business can be visible on the property—a yard sign observed on 7/15/2015 will have to be removed.

The proposed business meets the general parameters of the home occupation regulations. We should note that we have a letter of objection. The Department recommends approval.

Mr. Booth: Thank you Ms. Stein. This is a public hearing for PZHO-2015-09. Anyone to speak for or against this particular matter? Is the applicant here? Come to the podium right now and state your name and address for the record please.

Barbara Templet, 305 St. John St. We have several of the neighbors here and all wish to have it denied.

Mr. Booth: For what reason?

Ms. Templet: Because of several things.

Mr. Booth: Yes ma'am.

Ms. Templet: Do I have to state them?

Mr. Booth: We'd like to know what the problem is so we can make an intelligent decision. What's the problem with this home occupation license?

Ms. Templet: First of all he neglected to follow one rule and just how the situation on the residence, we've lived there for years way before he came and we just feel that it's in the best interest not to have it.

Mr. Booth: Anyone else care to speak please step forward. State your name and address for the record please.

Charles Albert, 313 St. John St. St. John Street is probably the nicest streets in Mimosa Park with the nicest homes and I don't feel like we need a business in a residential area. Thank you.

Mr. Booth: Thank you. Is there anyone else to speak on this matter? Is the applicant here? Any discussion from the Commissioners?

Mr. Foster: I have a question. He's talking about a business in a residential area, this is a home occupation. The only business that can be there is inside with computers, there can't be equipment.

Mr. Booth: Ms. Stein.

Ms. Stein: The intent of a home occupation is for the business to be transparent to the neighborhood. No signs are permitted to be posted. We did have some comment about the number of people that would be working with the business, it's Salazar and Sons, the sons do not live at the residence, but those rules have changed, so employees are permitted in home occupations as of the last code rewrite that was adopted last month by the Parish Council.

Mr. Booth: Yes Sir.

Mr. Charles Albert: It could be a home occupation business but as a contractor, you have subcontractors, you've got materials and supplies coming to your house giving you prices on brick work or electrical work. So it's not just one man in an office with a telephone, it's a little more to it than that. Civil Construction is a good example, they have a building and look at the traffic they have at their office. I'm not saying he's competing on that level but a business is a business and you cannot operate with no one coming to visit. It doesn't work like that. Any one has any questions or comments?

Mr. Booth: Anyone else to speak on this matter? Any information or comments? I guess we're ready for the vote.

YEAS:          Pierre, Foster, Frangella, Galliano
NAYS:          Loupe, Booth
ABSENT:        Gibbs

Mr. Booth: That passes. That goes to the Parish Council on September 8th right here in this room.