

MINUTES OF THE  
BLANCHARD MAYOR AND TOWN COUNCIL  
REGULAR MEETING – JULY 9, 2013  
7:00 O’CLOCK

**Present:** Mayor Digilormo, Alderpersons Galambos, Lee, and Whittington, Atty. Tom Arceneaux, Lonnie Smith, David Yeates, Town Clerk-Debra Smith, and guests.

**Absent:** Alderpersons Ashby, Jones, and Chief Presswood.

Meeting called to order at 7:00 p.m. by Mayor Digilormo.

Pledge of Allegiance led by Galambos.

Invocation given by Arceneaux.

**Questions and Statements of Citizens:**

Mr. Jenkins expressed concerns over high grass around town and the condition of the Smiths’ property near his home. Mayor advised Mr. Jenkins that letters are being sent for problem areas all over town and that the Town is in the process of placing a lien on the property for the mobile home demolition.

Mr. Doerfler asked if there was a landscape ordinance and asked if the Town could create a landscape committee to help with the appearance of the Town overall. He also had concerns about the KCS property on the north side of Dollar General and high grass in that area. Mayor stated that he agreed and would try to move forward on the issues.

Motion by Whittington to approve the minutes of the Regular meeting of June 11, Special meeting of June 25, and Special meeting of July 3, 2013. Second by Lee. All voted yea.

**OLD BUSINESS**

**Public Hearing on Ordinance 8 of 2013-At Home Businesses (formerly known as Ord. 3 of 2010-it had been introduced, but never acted on).**

Public Hearing opened at 7:13 p.m. There being no comments, the hearing closed at 7:14 p.m.

**Vote on Ordinance 8 of 2013-At Home Businesses.**

ORDINANCE 8 OF 2013

An Ordinance Establishing New Requirements and Guidelines for Limited Occupational Activities in Residentially-Zoned Areas, and Otherwise Providing with Respect Thereto

WHEREAS, the Town of Blanchard (“Town”) has determined that there is a need to update its home business legislation to better conform with modern commercial and technological advances; and

WHEREAS, to protect the integrity of its residential districts, the Town has determined that it must institute more stringent guidelines to regulate home businesses; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the Board of Alderpersons of the Town of Blanchard, Louisiana, in due, legal and regular session convened, as follows:

- (a) *Intent of Section.* The town recognizes the need for some citizens to use their place of residence for limited nonresidential activities. However, the town believes that the need to protect the integrity of its residential districts is of primary concern. The intent and purpose of the provisions of this section are to provide certain types of occupational uses within residential districts which:

- 1) Are compatible with residential uses;
- 2) Are incidental to the use of the premises as a residence;

- 3) Are limited in extent; and
  - 4) Do not detract from the residential character of the neighborhood.
- (b) *Definition.* A home occupation is defined as any business or commercial activity that is conducted or petitioned to be conducted from property that is zoned for residential use.
- (c) *Criteria.* All home occupations shall meet the following criteria:
- 1) A home occupation shall be conducted within a dwelling unit and shall be clearly incidental to the use of the structure for residential purposes. No more than 25 percent of the floor area of a dwelling unit, or no more than 500 square feet of the dwelling unit, (whichever is less), may be used in connection with a home occupation or for storage purposes in connection with a home occupation.
  - 2) No person other than a resident of the dwelling unit shall be engaged or employed in the home occupation on the premises.
  - 3) Storage, other than within the dwelling unit, of goods, materials, or products connected with a home occupation shall be limited to a maximum area of 100 square feet and must be completely within an enclosed accessory building or garage.
  - 4) There shall be no sales conducted on the premises other than sales previously made by appointment.
  - 5) There shall be no exterior indication of the home occupation or variation from the residential character of the principal dwelling.
  - 6) The use shall not require additional off-street parking spaces for clients or customers of the home occupation.
  - 7) The home occupation shall not create greater vehicular or pedestrian traffic than normal for the district in which it is located.
  - 8) Deliveries and pickups from commercial suppliers shall not be made more than once each week, and the deliveries shall not restrict traffic circulation.
  - 9) No advertising display signs shall be permitted on the site other than the allowance of one vehicle with attached signs advertising the home occupation to be in compliance with subsection (c) (10) of this section.
  - 10) Advertising shall only carry the name and telephone number of the applicant. No advertising, other than business cards, shall carry the residential address of the applicant.
  - 11) There shall be no use or storage of tractor trailers, semitrucks, or heavy equipment such as construction equipment used in a commercial business.
  - 12) No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted materials shall be used or stored on the site.
  - 13) The use shall not produce offensive noise, obnoxious odors, vibrations, smoke, fumes, heat or dust detectable to normal sensory perception beyond the premises.
  - 14) No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver beyond the premises or cause fluctuation in line voltage beyond the premises.
- (d) *Procedure.*
- 1) *Application.* Application for a home occupation permit shall be made to the zoning administrator on a form provided by the department. A reasonable inspection of the applicant's premises shall be undertaken by the code enforcement inspectors to determine compliance with this section. The zoning administrator will make a decision and notify the applicant in writing within five calendar days of the date the application is received. In cases

where the zoning administrator considers the application not within the scope of the home occupation criteria, the application will be denied.

- 2) *Time limit/renewal.* All home occupation permits shall be valid for a period of one year. Requests for renewals shall be submitted to the zoning administrator in writing prior to expiration of the permit. The zoning administrator may refuse to approve a request for renewal based on one or more violations of the provisions of the section.
  - 3) *Appeal to the zoning board of adjustment.* The decision of the zoning administrator concerning approval or renewal shall be final unless a written appeal is filed with the zoning board of adjustment within ten calendar days of the decision. An appeal may only be filed by the applicant.
  - 4) *Special exception from criteria.* An application requesting special exception from strict application of any of the criteria above, may be filed with the board of adjustment and may be approved in individual cases if the special exception is in accordance with the intent of this section.
  - 5) *Prior legal home occupation/home business.* Any home occupation or home business which is legally permitted prior to July 9, 2013, shall not be required to conform to the criteria of this section. Prior legal home occupations or home businesses shall be subject to renewal every year and shall not expand or alter the uses as stated in the original permit agreement.
- (e) *Replacement.* All ordinances or resolutions or parts thereof in conflict herewith are hereby replaced.
- (f) *Severability.* If any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications and to this end the provisions of this ordinance are hereby declared severable.
- (g) *Effective Date.* This Ordinance shall be effective on July 9, 2013.

Motion made by Lee to adopt Ordinance 8 of 2013. Second by Whittington.

Roll Call Vote:

YEAS: Galambos, Lee, and Whittington.

NAYS: None

ABSTAINED: None

ABSENT: Ashby and Jones

And Ordinance 8 of 2013 was adopted this 9<sup>th</sup> day of June, 2013.

### **NEW BUSINESS**

#### **Introduce Ordinance 9 of 2013 by title only (No parking on Wasson Rd within town limits).**

The following was introduced by Whittington to be voted on at the August 13, 2013, Council meeting.

#### ORDINANCE 9 OF 2013

An Ordinance to Provide for No Parking on Either Side of Wasson Road within the Limits of the Town of Blanchard and Otherwise Providing with Respect Thereto

#### **Rezone Lots 4-9 Block 8 on Main Street and lots all the way to Phelps to commercial (white house next to Cliff's).**

Motion by Lee to refer to the Zoning Board. Second by Whittington. All voted yea

**Vote on raising starting hourly pay to \$12.00 an hour and raising employees that are below that amount to \$12.00 an hour.**

Motion by Whittington to postpone discussion until July 23, 2013, workshop at 6:30 p.m. Second by Lee. All voted yea.

**REPORT OF DEPARTMENTS**

**Buildings and Grounds**

Whittington asked Yeates to look at getting new doors for the air vent area.

**Streets and Rights of Way**

Jones absent.

**Water Department**

Lonnie Smith stated everything good. Council extended their condolences to Billy Freeman's family.

**Sewer Department**

Ashby absent. Yeates reported everything running good.

**Police Department**

Chief absent.

**Treasurer Report**

Lee stated nothing to report.

**Comments by the Mayor**

Mayor welcomed newly sworn Alderperson Jim Galambos to the Council. The current Council members were asked if they were interested in being the water commissioner, they declined. Mayor appointed Galambos as the new water commissioner. A workshop is scheduled for July 23, 2013 at 6:30 p.m. Motion by Lee to adjourn, second by Whittington. All voted yea. Meeting adjourned 7:33 p.m.

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JOHNNY DIGILORMO, MAYOR

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DEBRA SMITH, TOWN CLERK