



## **PLANNING & ZONING COMMISSION AGENDA**

**January 25, 2024, 6:00 pm**

**Abita Springs Town Hall**

TOWN OF ABITA SPRINGS YOU TUBE CHANNEL

[https://www.youtube.com/channel/UCLYP\\_ekGhQ0tQXThk0gP7-A](https://www.youtube.com/channel/UCLYP_ekGhQ0tQXThk0gP7-A)

- **Welcome / Introduction**
- **Pledge of Allegiance**
- **Roll Call**
- **Call for Agenda Modifications**
- **Acceptance of Minutes from November 30, 2023, Meeting**
- **Election of Chair and Vice Chair Postponed until February 2024 Meeting**

### **PLANNING:**

- **Master Plan Presentation**

### **ZONING:**

#### **PUBLIC HEARING:**

1. **Renewal of a Moratorium on the Resubdivision of Land consisting of more than ten lots in the corporate limits of the Town of Abita Springs**
2. **Renewal of a Moratorium on the Zoning of Any Lands as Planned Unit Development**
3. **Renewal of a Moratorium on the issuance of any permits whatsoever or uses allowed in the commercial district.**

### **DISCUSSION:**

- **Public Comments**
- **Announcements**
- **Adjournment**

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The following are minutes from the Planning and Zoning Commission meeting on Thursday, November 30, 2023, in Abita Springs Town Hall. The meeting convened at 6:02 P.M.

Commission Chair Templet called the meeting to order, and all stood for the Pledge of Allegiance. Commissioners in attendance included John Pierce, Chad Hall, Mike Lanaux, and Lex LeBlanc. Bryan Gowland was absent. Kristin Tortorich and Heather Hockman were also present.

The Commission reviewed the draft minutes from the October 26, 2023 meeting.

**Commissioner Hall motioned to accept the minutes of the October 26, 2023 meeting. Commissioner Pierce seconded the motion. All voted in favor.**

**PLANNING:**

**Short-Term Rental Application 22122 Walker Street**

Commission Chairman Pierce reviewed the application noting all items were included except the Occupational License. Kristin Tortorich confirmed it has been applied for, but the confirmation didn't make it into the packet. Commission Chairman Pierce confirmed the current permits are under the total allowed. Kristin Tortorich confirmed the maximum number of permits is still 10, and that the Town Council has the Short Term Rental Ordinance on the agenda for their next meeting to consider increasing the number to 15.

**Commissioner Hall motioned to accept the application. Commissioner LeBlanc seconded the motion. All voted in favor.**

**ZONING:**

**Public Hearing:**

**Conditional Use Request for 21434 Hwy 36 in the Commercial District**

Kristin Tortorich explained the application is for EcoView Windows and Doors of New Orleans to open a showroom, office and storage location on Highway 36 across from Abita Lumber. Commission Chairman Pierce asked for public comment.

**Public Comment**

None.

Commission Chairman Pierce closed the Public Comment portion of the hearing.

Commissioner Hall said the use fits well to the other businesses in the area. His only concern was 18-wheeler access. The applicant stated he spoke with both of the other businesses, and they told him that they get 18-wheelers in there daily, so he will not have issues with access.

**Commissioner LeBlanc motioned to approve the request. Commissioner Lanaux seconded the motion. All voted in favor.**

**DISCUSSION**

**2024 Meeting Dates**

Commission Chairman Pierce asked if any of the Commissioners had an issue with the dates. There were none.

**OPEN COMMENTS**

None

**ANNOUNCEMENTS**

Kristin Tortorich announced the Town’s Fete de Noël tree lighting and night market has been rescheduled from December 1 to December 8 and that the Abita Opry Christmas Dinner will be held on December 9. There will be music and a catered dinner.

**ADJOURNMENT**

Commissioner Hall motioned to adjourn. Commissioner Lanaux seconded the motion. All Commissioners voted in favor. Meeting Adjourned at 6:12 P.M.

\_\_\_\_\_  
Kristin Tortorich, Planning & Zoning Director

\_\_\_\_\_  
Date



**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF ABITA SPRINGS TO ESTABLISH A MORATORIUM ON THE RESUBDIVISION OF LAND CONSISTING OF MORE THAN TEN LOTS IN THE CORPORATE LIMITS OF THE TOWN OF ABITA SPRINGS**

**WHEREAS** the Town of Abita Springs is in the process of re-evaluating its Comprehensive Land Use Plan and has dedicated funding to prepare development standards to guide future growth in the Town; and

**WHEREAS** additionally, the Town has engaged and received commissioned reports from the Town Engineer concluding that the Town's Wastewater Treatment System is lacking in capacity to accommodate new substantial development projects at this time; and,

**WHEREAS** the conclusion of these reports indicate that the wastewater treatment plant is performing marginally at the current flow and that the additional flows from new development would most likely place the Town into significant non-compliance; and,

**WHEREAS** the capacity of sewer and water services to new customers must be further explored prior to the approval of any large subdivisions; and,

**THEREFORE, LET IT BE RESOLVED** that the Planning and Zoning Commission hereby establish a moratorium for a period of twelve months on the resubdivision of land consisting of more than ten lots in the Town of Abita Springs.

**BE IT FURTHER RESOLVED** that this resolution shall be posted on the Town website and remain so until the moratorium's expiration.

The resolution having been introduced and adopted on this 25<sup>th</sup> day of January 2024, on motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, the vote was as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

ATTEST:

\_\_\_\_\_  
Kristin Tortorich  
Planning Director

\_\_\_\_\_  
John Pierce  
Planning Commissioner Chairman



**INSTRUMENT 2024-001**

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS TO EXTEND THE MORATORIUM ON THE ZONING OF ANY LANDS AS PLANNED UNIT DEVELOPMENT; TO ESTABLISH A TIME PERIOD FOR SUCH MORATORIUM, AND TO PROVIDE FOR RELATED MATTERS.**

WHEREAS the Town of Abita Springs has availed itself of the provisions of R.S. 9:4722 which allow municipalities to create zoning districts; and,

WHEREAS pursuant to that authority, the Town of Abita Springs has created the zoning classification of a Planned Unit Development (PUD); and,

WHEREAS the Town of Abita Springs engaged Dover, Kohl & Partners, a town planning firm, to develop a Comprehensive Land Use Plan and prepare development standards to guide future growth in the Town, which is scheduled to be presented to the Planning Commission on January 26, 2024; and,

WHEREAS additionally, the Town has engaged and received commissioned reports from the Town Engineer concluding that the Town’s Wastewater Treatment System is lacking in capacity to accommodate new substantial development projects at this time; and,

WHEREAS the Town’s PUD Ordinance warrants evaluation and amendment to provide for the inclusion of a Planned Unit Development Flow Chart to assist in clarification of the PUD process; and,

WHEREAS the Mayor and the Board of Aldermen desire that no large tracts of land be reclassified as a PUD until adoption of the new Comprehensive Land Use Plan and resolution of current sewer capacity inadequacies; and,

WHEREAS it is therefore necessary to affect a temporary moratorium on the classification of additional lands in the corporate limits of Abita Springs as Planned Unit Development.

THEREFORE, BE IT ORDAINED by the Town of Abita Springs that there is hereby established an extension of the existing moratorium (Ordinance #526) involving the reclassification of any land situated in the municipal corporate limits of the Town of Abita Springs as a Planned Unit Development Zoning District.

BE IT FURTHER ORDAINED that this moratorium shall remain in effect and no land shall be reclassified as PLANNED Unit Development for twelve months from the effective date of this ordinance.

BE IT FURTHER ORDAINED that this ordinance shall be posted on the Town website and remain so until the moratorium’s expiration.

Introduced by Alderman Member Randolph, seconded by Alderman Contois on the \_\_\_\_ day of \_\_\_\_\_ 2024. Adopted on motion of Alderman Member \_\_\_\_\_ and seconded by Alderman Member \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_ 2024.

This ordinance becomes effective upon signature of the Mayor.

Vote was:  
YEAS:  
NAYS:  
ABSENT:  
ABSTAIN:

ATTEST

\_\_\_\_\_  
Janet Dufrene, Town Clerk

\_\_\_\_\_  
Honorable Daniel J. Curtis, Mayor



INSTRUMENT 2024-002

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS, TO EXTEND THE MORATORIUM ON THE ISSUANCE OF ANY PERMITS WHATSOEVER IN THE FURTHERANCE OF OR USES ALLOWED IN THE COMMERCIAL DISTRICT OF THE TOWN AND FURTHER ANY SUCH PERMITS IN CONNECTION WITH COMMERCIAL AND MULTIFAMILY USES IN CERTAIN DESCRIBED PROPERTY IN THE TOWN OF ABITA SPRINGS AND TO PROVIDE FOR RELATED MATTERS.

WHEREAS the Town of Abita Springs engaged Dover, Kohl & Partners, a town planning firm, to develop a Comprehensive Land Use Plan and prepare development standards to guide future growth in the Town; and

WHEREAS additionally, the Town has engaged and received commissioned reports from the Town Engineer concluding that the Town's Wastewater Treatment System is lacking in capacity to accommodate new substantial development projects at this time; and,

WHEREAS, as although there have been several public hearings relative to land use in the commercial district, more citizen input is desired; and,

WHEREAS certain allowed uses in the Commercial District as set out in Section 9-218 Commercial District are outdated and not properly regulated; and,

WHEREAS the uses allowable in certain areas of the Historic District need to be delineated.

THEREFORE, BE IT ORDAINED by the Town of Abita Springs Board of Aldermen that there is hereby established a moratorium of the issuance of any permits whatsoever in the furtherance of or relative to the uses as set out in Section 9-218 Commercial District.

BE IT FURTHER ORDAINED that this moratorium shall only apply to those properties that require the issuance of a non-residential building permit for new construction including additions that enlarge existing structures by fifty percent.

BE IT FURTHER ORDAINED that there is additionally established a moratorium on the issuance of any permits whatsoever in the furtherance of a Commercial or Multifamily use in the following described property situated in the Town of Abita Springs:

*Beginning on Hwy. 59 at the southeast corner of Square 31 in the Southwest Division of the Town of Abita Springs, proceed in a westerly direction to the intersection of the northern extension of Haynes Avenue. Proceed south on the Haynes Avenue extension to Cahill Street. Take Cahill Street west to Gordon Street. Proceed south on Gordon Street to Pearl Street. Take Pearl Street in a westerly direction to the intersection with Poitevent Street. Proceed on Poitevent Street in a northerly direction to North Street. Run east on North Street to its intersection with Gordon Street; Gordon Street north to Hwy. 36; Hwy. 36 west to Davis Cemetery Road; Davis Cemetery Road north to its intersection with the old Hwy. 435 extension to Hwy. 59, shown as old road on original map of Abita Springs dated January 1, 1951 by Robert A. Berlin, Deputy Parish Surveyor. Then continue along the projected extension of old Hwy. 435 from its intersection with Hwy. 59 in an easterly direction to a point where a northern extension of the Quarter corner of Section 30, T6S- R 12E would intersect with the old Hwy 435 extension. Thence run south 0 degrees 06 minutes east 1,340 feet; thence run south 89 degrees 50 minutes east 1,329.4 feet; thence run south 663.3 feet; Continue south 106.5 feet; thence run south 86 degrees 30 minutes west 330 feet; thence run south 0 degrees 30 minutes east 677 feet to the Abita River. Thence follow the meanderings of the Abita River in an easterly direction to its intersection with the Talisheek Road Hwy. 435. Thence follow Talisheek Hwy. 435 in a southwesterly direction to its intersection with Magnolia Street. Thence proceed south along Magnolia Street to Grover Street. Thence proceed in a westerly direction along Grover Street to its intersection with Pine Street. From Pine Street go south to the intersection of Eads Street. Thence proceed westerly along Eads Street to Gum Street. Thence south on Gum Street crossing Hwy. 36 to the intersection of 6th Street. Thence east on 6th Street to its intersection with the old right-of-way of the GM&O Railroad, now the Tammany Trace. Thence proceed south along the Tammany Trace right-of-way to the southern boundary of the Bossier City Addition to the Town of Abita Springs. Thence proceed westerly along the southern boundary of the Bossier City Addition to the Town of Abita Springs to its intersection with Hwy. 59. Thence north on Hwy. 59 to its point of beginning.*

*Start at the Corner of Sections 1,6,12, and 7 at the Intersection of LA Hwy 59 and Harrison Avenue and proceed East along Mandeville Street to Dundee then proceed North to a point where it intersects with an*

70 extension of the Bossier City Line and proceed west along said southern line of the Bossier City Addition to  
71 the Town of Abita Springs, the Commercial Overlay that runs parallel with Hwy 59 and then proceed south  
72 along said eastern side of the commercial overlay to the point of beginning. The squares adjacent to the  
73 trace (already controlled by Ordinance# 258) and along St. Charles Street the property noted as Squares  
74 8,9,34,36,37,33,38,32,39,49,44,48,42,47,43,46,45 and 41 of the Bossier City Addition and exclude the  
75 Industrial District adjacent to Mandeville Street and Dundee Street. Property along Highway 435 from the  
76 Abita Springs Post Office to Acorn/ Confederate Lane and westward to join the area already zoned Historic.  
77

78 BE IT FURTHER ORDAINED that an applicant may appeal to the Planning and Zoning Commission for  
79 an exception to this moratorium. The Commission shall consider criteria including the following in  
80 making their determination.

- 81
- 82 • Compatibility with the adjacent neighborhood
- 83 • Impact on existing infrastructure
- 84 • Adherence to the goals of the Town of Abita Springs, proposed or adopted Comprehensive  
85 Land Use Plan and Development Standards. These documents can be found on the Town of  
86 Abita Springs website or in the Planning and Zoning Office at Town Hall.  
87

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89 THAT THIS MORATORIUM shall be in effect and extended for twelve months from the effective date of  
90 this ordinance. This ordinance becomes effective upon the signature of the mayor.

91

92 Introduced by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_ on the -  
93 \_\_\_\_\_ day of \_\_\_\_\_ 2024. Adopted on motion of Council Member \_\_\_\_\_ and seconded by  
94 Council Member \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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97 Vote was:  
98 YEAS:  
99 NAYS:  
100 ABSENT:  
101 ABSTAIN:

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105 Signed by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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108 ATTEST

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113 \_\_\_\_\_

114 Janet Dufrene, Town Clerk

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Honorable Daniel J. Curtis, Mayor