



PLANNING & ZONING COMMISSION AGENDA

May 26, 2022, 6:00 pm

Abita Springs Town Hall

https://www.youtube.com/channel/UCLYP_ekGhQ0tQXThk0gP7-A/featured

- **Welcome / Introduction**
- **Pledge of Allegiance**
- **Roll Call**
- **Acceptance of Minutes from March 31, 2022, Meeting**

PLANNING:

ZONING:

PUBLIC HEARING:

- A proposed ordinance which would provide for a temporary moratorium on certain commercial development in the commercially zoned areas of the town.

DISCUSSION:

- **Public Comment**
- **Announcements**
- **Adjournment**

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The following minutes are of the Planning & Zoning Commission meeting on Thursday, April 28, 2022, in the Abita Springs Town Hall.

Commissioner Templet called the meeting to order at 6:00 p.m. Commissioners John Pierce, Chad Hall, David Gruning, and Eric Templet were present. Bryan Gowland was absent. Kristin Tortorich, Paul Harrison, and Mark Fancey were also present. All stood for the Pledge of Allegiance.

The Commission reviewed the draft minutes from the March 31, 2022, meeting. Commissioner Pierce motioned to accept the minutes of the March 31, 2022, meeting as presented. Commissioner Gruning seconded the motion. All commissioners were in favor.

Planning Commission

Zoning Commission

PUBLIC HEARING:

Proposed amendments to Town Code Sec. 9-306 – Jurisdiction

Town Code Sec. 9-306 grants the Historic Commission authority regarding the design of buildings constructed on properties along highway corridors entering Abita Springs – Hwy. 36, Hwy, 435, and Hwy. 59. The proposed amendments would extend the authority of the Historic Commission to include buildings constructed along Harrison Avenue.

Stewart Eastman said the Historic Commission approved the Auto Zone on Harrison Avenue. He questioned the need to extend the Commission’s authority since the Commission is not doing anything.

EJ Boudreaux said he does not like the proposed amendment.

Brenda Lanier asked for clarification regarding zoning.

David Bourd asked if the Historic Commission adds another level of review. The response was “Yes”.

Sandra Sifer said residents want more say. They are fighting to save the character of Abita.

Commissioner Gruning motioned to close the public hearing. Commissioner Pierce seconded the motion. All commissioners were in favor.

Commissioner Hall motioned to forward a recommendation to the Town Council to adopt the proposed amendments. Commissioner Pierce seconded the motion. All commissioners were in favor

Proposed amendments to Town Code Sec. 9-229 – Residential-Commercial Overlay District

The proposed amendments would allow cafes/restaurants as a permitted use in the Residential-Commercial Overlay District and would allow expanded hours of operation for all commercial uses. Currently commercial uses in this zone are allowed to operate from 7:00 am to 7:00 pm. The proposed amendments would expand hours of operation for commercial uses from 7:00 am to 9:00 pm.

Mark Fancey read a statement from Mayor Curtis stating that the Town has begun work on an ordinance that would provide for a temporary moratorium on certain commercial developments. The mayor is requesting that the amendments be deferred at this time since extensive changes to the Zoning Ordinance are planned.

Lengthy discussion ensued. Commissioner Gruning motioned to remove the item from the agenda. Commissioner Pierce seconded the motion. All commissioners were in favor

Proposed commercial use – Midtown Cultural District: Retail nursery at 22107 Hwy. 36

The request is to allow a retail plant nursery as a permitted use in the Midtown Cultural District.

Commissioner Templet opened the public hearing. Buddy Coate, the applicant, explained that the proposed use would be a small retail nursery similar to The Garden Spot in Mandeville. He said the indoor space would have items such as gifts, pots, and statuary. He said an accessory building would be constructed behind the main building for additional storage.

Stewart Eastman said he supports the proposed use as a good fit for the Midtown Cultural District.

Jessica Schilling said she is excited about the business as she loves her garden.

Commissioner Templet mentioned that the proposed use was similar to other uses allowed in the Midtown Cultural District such as florist or feed store. He said he hopes the business outgrows the space.

Commissioner Gruning motioned to close the public hearing. Commissioner Pierce seconded the motion. All commissioners were in favor.

Commissioner Gruning motioned to approve the proposed use in the Midtown Cultural District. Commissioner Pierce seconded the motion. All commissioners were in favor.

Discussion:

Landscape plan review for 22107 Hwy 36.

The property was recently cleared along the Abita River. The landscape plan was developed based on recommendations from the Louisiana Department of Wildlife and Fisheries to restore the site. The landscape plan has been reviewed by Dr. Malcolm Guidry, Town Arborist. The plan calls for planting two rows of trees the length of the property – about 240 feet. Shrubs would be interplanted with the trees. The Commission reviewed the landscape plan.

Public Comment

Cindy Sales said she is new in town and does not understand local processes. She suggested some type of program be instituted, such as coffee with a Town Councilor as a useful way to spread information. She said Facebook and the Internet are not the only ways to get information out.

Stewart Eastman recommending adopting an ordinance limiting chain retail stores. He said that there is no reason to keep putting off ideas. He said Abita Springs is a unique town that needs to stop formula retail.

Brenda Lanier said she lives on Hwy 59 and hopes that at some meeting the traffic and noise pollution will be discussed.

Announcements

None.

Commissioner Gruning motioned to adjourn the meeting. Commissioner Pierce seconded the motion. All commissioners were in favor. The meeting adjourned at 7:08 p.m.

Kristin M. Tortorich, Planning Director

Date



INSTRUMENT 2022-005

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS, TO ESTABLISH A MORATORIUM ON THE ISSUANCE OF ANY PERMITS WHATSOEVER IN THE FURTHERANCE OF OR RELATIVE TO CERTAIN 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 is in the process of commencing work on a new comprehensive plan; and

WHEREAS, the Town has budgeted funds for such work on a new comprehensive plan; 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 following uses as set out in Section 9-218 Commercial District.

- 8) Clothing stores
- 10) Drugstores and pharmacies
- 12) Filling stations
- 16) Grocery Stores, including meats, fruits and vegetables
- 17) Hardware stores
- 27) Restaurants and cafe
- 34) Theaters (not drive-in)
- 35) Variety stores
- 52) Dry good stores
- 53) Department stores

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 extension of the Bossier City Line and proceed west along said southern line of the Bossier City Addition to the Town of Abita Springs, the Commercial Overlay that runs parallel with Hwy 59 and then proceed south along said eastern side of the commercial overlay to the point of beginning. The squares adjacent to the trace (already controlled by Ordinance# 258) and along St. Charles Street the property noted as Squares 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 Industrial District adjacent to Mandeville Street and Dundee Street. Property along Highway 435 from the Abita Springs Post Office to Acorn/ Confederate Lane and westward to join the area already zoned Historic.

BE IT FURTHER ORDAINED THAT THIS MORATORIUM shall be in effect for one hundred (150) days from the introduction of this ordinance.

Introduced by Council Member _____, seconded by Council Member _____ on the ____ day of _____ 2022. Adopted on motion of Council Member _____ and seconded by Council Members _____ on the _____ day of _____ 2022.

Vote was:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

ATTEST

Janet Dufrene, Town Clerk

Honorable Daniel J. Curtis, Mayor