



**TOWN COUNCIL MEETING
TUESDAY, APRIL 18, 2023, 6:00PM
ABITA SPRINGS TOWN HALL
22161 Level St., Abita Springs, LA 70420**

Posted: April 14, 2023 4pm

CALL TO ORDER: Mayor Curtis
INVOCATION: Alderman Patterson
PLEDGE OF ALLEGIANCE: Alderman Saussy

MAYOR'S ANNOUNCEMENTS:

ROLL CALL:

Call for Agenda Modifications
Accept March 21, 2023, Town Council Meeting Minutes
Accept the February 2023 Financial Report

OLD BUSINESS:

1.) Discussion/Recommendation relative to Instrument 2023-002 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 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.

NEW BUSINESS:

- 1.) ADOPT THE MILLAGE RATES. A RESOLUTION LEVYING THE FOLLOWING MILLAGES ON THE 2023 TAX ROLL ON ALL PROPERTY SUBJECT TO TAXATION BY THE TOWN OF ABITA SPRINGS: GENERAL ALIMONY AT 7.420 MILS, PARKS AND PLAYGROUNDS & STREET LIGHTS AT 2.830 MILS, SEWER & WATER INFRASTRUCTURE AND STREET BONDS AT 5.00 MILS
- 2.) DISCUSSION OF THE HISTORIC COMMISSION'S RECOMMENDATION TO AMEND THE 2019 ABITA SPRINGS HISTORIC DISTRICT DESIGN REVIEW GUIDELINES RELATIVE TO FENCES

OPEN SECTION:

ADJOURNMENT:

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE, PLEASE CONTACT US AT (985) 892-0711.
PLEASE CONTACT TOWN HALL AT THE SAME NUMBER FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA.



INSTRUMENT 2023-002

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

WHEREAS, the Town is in the process of engaging a firm, with members certified by the American Institute of Certified Planners, to assist, provide guidance, and maximize public involvement during the process; 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

70 direction to its intersection with the Talisheek Road Hwy. 435. Thence follow Talisheek Hwy. 435 in a
71 southwesterly direction to its intersection with Magnolia Street. Thence proceed south along Magnolia
72 Street to Grover Street. Thence proceed in a westerly direction along Grover Street to its intersection with
73 Pine Street. From Pine Street go south to the intersection of Eads Street. Thence proceed westerly along
74 Eads Street to Gum Street. Thence south on Gum Street crossing Hwy. 36 to the intersection of 6th Street.
75 Thence east on 6th Street to its intersection with the old right-of-way of the GM&O Railroad, now the
76 Tammany Trace. Thence proceed south along the Tammany Trace right-of-way to the southern boundary
77 of the Bossier City Addition to the Town of Abita Springs. Thence proceed westerly along the southern
78 boundary of the Bossier City Addition to the Town of Abita Springs to its intersection with Hwy. 59. Thence
79 north on Hwy. 59 to its point of beginning.

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81 Start at the Corner of Sections 1,6,12, and 7 at the Intersection of LA Hwy 59 and Harrison Avenue and
82 proceed East along Mandeville Street to Dundee then proceed North to a point where it intersects with an
83 extension of the Bossier City Line and proceed west along said southern line of the Bossier City Addition to
84 the Town of Abita Springs, the Commercial Overlay that runs parallel with Hwy 59 and then proceed south
85 along said eastern side of the commercial overlay to the point of beginning. The squares adjacent to the
86 trace (already controlled by Ordinance# 258) and along St. Charles Street the property noted as Squares
87 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
88 Industrial District adjacent to Mandeville Street and Dundee Street. Property along Highway 435 from the
89 Abita Springs Post Office to Acorn/ Confederate Lane and westward to join the area already zoned Historic.

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91 BE IT FURTHER ORDAINED THAT THIS MORATORIUM shall be in effect and extended for one hundred
92 and eighty (180) days from the effective date of this ordinance. This ordinance becomes effective upon the
93 signature of the mayor.

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95 Introduced by Council Member _____, seconded by Council Member _____ on the ____
96 day of ____ 2023. Adopted on motion of Council Member _____ and seconded by Council Member
97 _____ on the ____ day of _____ 2023.

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100 Vote was:
101 YEAS:
102 NAYS:
103 ABSENT:
104 ABSTAIN:

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108 Signed by the Mayor this ____ day of _____ 2023.

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111 ATTEST
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116 _____
117 Janet Dufrene, Town Clerk

Honorable Daniel J. Curtis, Mayor

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RESOLUTION

A RESOLUTION TO LEVY THE MILLAGES ON THE 2023 TAX ROLL AND TO PROVIDE FOR RELATED MATTERS

BE IT RESOLVED, that the following millage(s) are hereby levied on the 2023 tax roll on all property subject to taxation by the Town of Abita Springs:

MILLAGES

General Alimony (Abita Springs)	5048001	7.42 Mills
Parks/Playgrounds & Street Lights	5048006	2.83 Mills
Water, Sewer, Street Bonds	5048008	5.00 Mills

BE IT FURTHER RESOLVED that the proper administrative officials of the Parish of St. Tammany, State of Louisiana, be and they are hereby empowered, authorized, and directed to spread said taxes, as hereinabove set forth, upon the assessment roll of said Parish for the year 2023, and to make the collection of the taxes imposed for and on behalf of the taxing authority, according to law, and that the taxes herein levied shall become a permanent lien and privilege on all property subject to taxation as herein set forth, and collection thereof shall be enforceable in the manner provided by law.

The foregoing resolution was read in full; Alderman _____ moved to adopt, seconded by Alderman _____ the roll was called on the adoption thereof, and the resolution was adopted by the following votes:

YEAS:

NAYS:

ABSTAINED:

ABSENT:

CERTIFICATE

I hereby certify that the foregoing is a true and exact copy of the resolution adopted at the board meeting held on _____, 20____ at which meeting a quorum was present and voting.

Abita Springs, Louisiana, this _____ day of _____, 2023.

Janet Dufrene, Town Clerk



April 17, 2023

To: Town Council

From: Kristin Tortorich

Subject: Amendment to Historic Guidelines Regarding "Top Fence" Regulations

Currently the Historic Guidelines allow for a 7' fence or a 6' fence with 2 feet of lattice (top fence). The Commission feels like the lattice usually does not hold up very well. The Historic Commission is expanding the allowable "top fence" material to allow a larger variety of acceptable designs.

FINAL DRAFT

Proposed new language is shown bold and underlined. Language proposed for deletion is shown struck-thru. Proposed amendments to page 49 of the PDF and page 45 of the Abita Springs Design Review Guidelines.

14.0 SITE FEATURES

14.4 Privacy fences and hedges may be appropriate. For privacy in backyards, wood fences may be installed up to 7' in height. **Alternatively, an 8' fence, comprised of a 6' fence with a 2' with a framed lattice top fence, created with: lattice, pickets, or horizontal boards on a vertical or horizontal privacy fence, is allowed. (See examples below.)** Wood supports measuring 4" by 4" or metal pipes are recommended. Privacy fences must be set back from the main façade by at least one-third of the total depth of the house. Maintain the fence with regular painting. Living fences, such as hedges or other landscaping, are attractive alternatives to ~~chain-link or~~ privacy fences.

