



The following minutes were taken at the meeting of the Mayor and the Board of Aldermen at 6pm on January 9, 2024, at the Town Hall in Abita Springs, Louisiana. Mayor Curtis called the meeting to order.

PUBLIC HEARINGS: 1.) Mayor Curtis opened public discussion of Instrument 2023-007, AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS; TO AMEND THE TOWN'S CODE OF ORDINANCES, SECTION 9-218.2 - C2 HIGHWAY COMMERCIAL DISTRICT, RELATED TO ALLOWABLE USES IN THE DISTRICT. There was no opposition to the instrument. 2.) Mayor Curtis opened discussion of Instrument 2023-006, AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS; TO AMEND SECTION 9-231 OF THE CODE, TO PROVIDE FOR AND REGULATE THE USE OF SHORT-TERM RENTALS AND TO PROVIDE FOR RELATED MATTERS. Public comment included opposition to several aspects of the ordinance.

ROLL CALL: Council Members Boudreaux, Patterson, Saussy, and Templet were present. Aldermen Congemi was absent. Mr. Saussy moved to add Instrument 2024-002 related to extending the moratorium on the permitting of new commercial developments in the commercial district to the agenda. The motion was seconded by Mr. Patterson and the vote yielded unanimous support. Mr. Saussy moved to accept the December 5, 2023 meeting minutes, seconded by Mr. Templet. All were in favor.

OLD BUSINESS: 1.) After lengthy discussion of the amendment of the "Short-Term Rental Ordinance" including opposition to the limitation related to multi-unit properties Mr. Saussy moved to defer INSTRUMENT 2023-006, AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS; TO AMEND SECTION 9-231 OF THE CODE, TO PROVIDE FOR AND REGULATE THE USE OF SHORT-TERM RENTALS AND TO PROVIDE FOR RELATED MATTERS. The motion was seconded by Mr. Templet. The vote was, Yeas: 4, Aldermen Boudreaux, Patterson, Saussy, and Templet, Nays: 0, Abstain: 0, Absent: 1, Alderwomen Congemi. 2.) Mr. Saussy moved to amend INSTRUMENT 2023-007. The amendment, involving Section 9-218.2 of the code, related to the C2 HIGHWAY COMMERCIAL DISTRICT, included two technical corrections, and established a reference by which the Zoning Commission would determine whether a use not specifically listed, could be allowed in the District. The motion was seconded by Mr. Patterson. The vote was, Yeas: 4, Aldermen Boudreaux, Patterson, Saussy, and Templet, Nays: 0, Abstain: 0, Absent: 1, Alderwomen Congemi. Mr. Patterson made a motion to adopt as amended, INSTRUMENT 2023-007 AN ORDINANCE TO AMEND SECTION 9-218.2. OF THE TOWN OF ABITA SPRINGS' CODE OF ORDINANCES, RELATED TO C-2 HIGHWAY COMMERCIAL DISTRICT AND THE APPROVAL AND REGULATORY PROCESS RELATED TO USES NOT SPECIFICALLY LISTED OR ENUMERATED AS ALLOWABLE, AND TO PROVIDE FOR RELATED MATTERS. The motion was seconded by Mr. Saussy. The vote was, Yeas: 4, Aldermen Boudreaux, Patterson, Saussy, and Templet, Nays: 0, Abstain: 0, Absent: 1, Alderwomen Congemi.

NEW BUSINESS: 1.) Mr. Saussy made a motion to introduce INSTRUMENT 2024-001 AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS TO ESTABLISH A 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, seconded by Mr. Templet. 2.) Mr. Saussy made a motion to introduce 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. The motion to introduce the instrument was seconded by Mr. Patterson. 3.) Mr. Boudreaux opened discussion of the Town's Code of Ordinances, Section 9-209 (1) Divided zoning, corner lot, parking lot requirements, and maximum size of square and configuration of streets. He noted that the Town is not protected by the section as currently written. Mr. Boudreaux suggested that the "Divided Lots" section be amended to **remove** the part stating that the least restrictive portion applies to the entire lot and in lieu thereof to add requirements that divided lots be subject to Section 9-306, - Historic Jurisdiction and Section 9-802 - Standards for Planned Unit Developments. Mr. Boudreaux explained that his desire to amend the code was precipitated by the fact that the language appeared to provide for developments like the proposed Dollar General. The administration responded that the suggestions offered may not accomplish the desired objective, adding that the Historic Commission had authority over the Dollar General. It was noted that the Historic Commission Commercial Guidelines may need to be revisited.

OPEN: Sandra Slifer, President, of Keep Abita Beautiful invited attendees to come out and volunteer for the next day's litter cleanup event on Hwy 435.

Mr. Patterson moved to adjourn the meeting, seconded by Mr. Saussy. All were in favor.

MEETING ADJOURNED

RESPECTFULLY SUBMITTED THIS 9TH DAY OF JANUARY 2024.

Janet Dufrene, Town Clerk

Honorable Daniel J. Curtis, Mayor