

The following minutes are from the Historic Commission meeting on Tuesday, December 10, 2024, in the Abita Springs Town Hall. The meeting convened at 6:02 P.M.

Commission Chairman Dinkelacker called the meeting to order. Commissioner Blitch led the Pledge of Allegiance.

Commissioners Paul Vogt, Otto Dinkelacker, Ron Blitch and Alissa Whitney were present. Andre Monnot was absent. Kristin Tortorich was also present.

AGENDA MODIFICATION

There were no modifications to the agenda.

ACCEPTANCE OF MINUTES

The Commissioners reviewed the minutes from the November 12, 2024, meeting.

Commissioner Whitney motioned to approve the minutes of the November 12, 2024, meeting as submitted. Commissioner Blitch seconded the motion. All voted in favor.

CONSIDER CERTIFICATE OF APPROPRIATENESS 22176 12th Street

The application is for a fence and lattice between the piers of the house. Commissioner Blitch said the lattice meets the guidelines. The homeowner, Ms. Leone, clarified the location of the four-foot and six-foot sections of fencing. Ms. Leone said the 17' between the garage and the existing six-foot fence belonging to the neighbor is the only section of 6' fence while the rest is 4'.

Commission Chairman Dinkelacker told the homeowner the piers should not be covered by the lattice, instead the lattice shall be inside the piers and, ideally, set back an inch or two from the front face of the block.

Commissioner Blitch motioned to approve the application as submitted. Commissioner Dinkelacker seconded the motion. All voted in favor. Commissioner Whitney is assigned.

CONSIDER CERTIFICATE OF APPROPRIATENESS 71619 St. Charles Street

The application is for a combination wood and wire fence. Commissioners Blitch and Dinkelacker cautioned the contractor not to build the fence as high as the example photo, but that a four-foot fence with that design would be acceptable.

Commission Chairman Dinkelacker said the top of the cap rail would need to be 48 inches above grade and the posts and caps would be allowed to exceed the 48 inches. The contractor said the horizontal boards on the top and bottom would be turned vertically. He said the fence will be made of 2" by 6" boards.

Kristin Tortorich said that because of the location of the fence, it is allowable to be a higher fence, up to seven feet tall. The commissioners agreed. Commission Chairman

Dinkelacker asked for the contractor to let the Commission know the final decision on height and Kristin Tortorich said they would need to talk if there is any change in the location of the fence.

Commission Chairman Dinkelacker motioned to approve the application Commissioner Whitney seconded the motion. All voted in favor. Commissioner Blitch is assigned.

CONSIDER CERTIFICATE OF APPROPRIATENESS Hwy 36 at Kustenmacher Road

CONSIDER CERTIFICATE OF APPROPRIATENESS Hwy 435 at Prats Dairy Road

The applications for anti-littering signs at Hwy 36 & Kustenmacher Road and Hwy 435 & Prats Dairy Road were reviewed together. Sandra Slifer said local artist Dave Kelsey is the sign maker and the signs are similar in size to the town entrance sign by Harrison Avenue. They will be installed on 6" x6" posts. Commissioner Blitch said the signs are 35 square feet, but a 32 square feet face is the limit per the guidelines. Discussion ensued about the size of the sign and whether the border should be included in the size. It was decided the red face was an acceptable size.

Commissioner Blitch motioned to approve the application with the understanding that all future signs in the campaign comply with the 32 square feet requirement. Commissioners Vogt and Whitney seconded the motion. All voted in favor. Assigned to Commission Chairman Dinkelacker.

DISCUSSION

Changes to Historic Guidelines

Kristin Tortorich explained that the Planning & Zoning Commission is revamping the zoning and changing the Commercial ordinance. She presented the Commission with a draft of the changes to the code and requested any notes that the Commissioners may have to be given by the following week. Ms. Tortorich explained that there would be further edits, but for now the purpose is to make this a standalone section of the code until the future edits can be made allowing additions of sections on landscaping, parking, lighting, etc.

Commissioner Blitch noted page 7 should mention the roof height should be measured to the midpoint of the slope, not the peak. Kristin Tortorich said when they get to those edits, the Historic Guidelines graphics created to show how to measure the roof height would be referenced.

Kristin Tortorich said pages 8-11 have items that cross over with the Historic Guidelines and explained a combination of Euclidean Zoning and Form-Based Zoning would be used in the development of the new Code.

Commissioner Blitch said page 10 referenced a marquee like one at an old theater and he didn't think that it needed to be included as it is unlikely to be seen in Abita Springs. Commissioner Blitch questioned the need for balconies to be included.

Kristin Tortorich said that she could ask for the design guidelines to be taken out until there is time to make them match the Historic Guidelines, although page 11 had a section she thought should be kept in the draft. Commissioners Blitch and Dinkelacker noted that while the design details were good, there could be confusion having design details in two locations- the Historic Guidelines and in the zoning code- especially when one is an incomplete list. Ms. Tortorich then said she would ask the consultants about having the language "refer to the Historic Guidelines" added to help prevent confusion and interpretation issues.

Kristin Tortorich said that she started making the changes to the Historic Guidelines, but that she needs feedback from the commissioners in order to finish them with the changes they want to see and recommended meeting with the commissioners to work on the changes to bring them before the whole Commission.

Commissioner Blitch stated he would like to see an ideal application to be included in the guidelines and recommended the use of the Pattern Book for design details and graphics that could be used.

The discussion ended with the understanding that Kristin Tortorich would take the recommendation to the planning consultants to remove the design guidelines from the Code and move the design guidelines to the Historic Guidelines.

OPEN COMMENTS/ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

Chairman Blitch motioned to adjourn the meeting. Commissioner Dinkelacker seconded the motion. All voted in favor. The meeting was adjourned at 6:37 P.M.

Kristin Tortorich, Planning & Zoning Director

Date