

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS
AND BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
REVISED AGENDA-Thursday January 9, 2020
5:00 P.M.**

**Work Session Meeting – Monday January 6, 2020-NOON
219 E. Robert St. Hammond, LA 70401**

WORK SESSION DISCUSSION:

- I. Discussion of the Morrison St. corridor to encourage artistic landscaping elements**

PUBLIC HEARING MEETING:

- I. CALL PUBLIC HEARING TO ORDER**

- II. ROLL CALL:** Jimmy Meyer (A), Matt Sandifer (P), William Travis (P),
Jeffrey Smith (P), Kylan Douglas (P)

- III. APPROVAL OF MINUTES** – December 5, 2019

Motion By: Jeffrey Smith to table

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer

Motion Approved

- IV. APPROVAL OF 2020 Deadline & Meeting Schedule**

Motion By: Jeffrey Smith to approve

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer

Motion Approved

Matt Sandifer requested to rearranging the agenda to move The Board of Adjustments Last and the CT Homes request last

Motion By: William Travis to rearranging

Second By: Jeffrey Smith

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer

Motion Approved

- V. ZONING COMMISSION AGENDA-Public Hearing**

OLD BUSINESS:

NONE

NEW BUSINESS:

Z-2019-12-00067 Annexation request by Richard Witham (applicant) & Farris Family LLC (owner) to annex 0.562 acres a part of assessment #1877305 located at 2307 W. Thomas St. to be zoned C-H and in City Council District #4 in accordance with survey by Wm. J. Bodin Jr.

Public Hearing:

Representing: Tom Pistorious, Architect

In Attendance:

Discussion: Pistorious said he is handling the mini-partition, and the new owner want to annex his part into the city limits. This piece will tie into city sewer and water. Schillace explained the procedures for annexing into the city. The Commission discussed annexing the entire piece of property. Sandifer asked if anyone had comments or objections, no one replied.

Motion By: William Travis recommended approval

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer

Motion Approved

Z-2019-12-00068 Rezoning request by STOA Holdings LLC to rezone 3 parcels being 25.640 acres fronting on Bauerle Road from RS.11-A to MX-N in accordance with survey by Lester A. McLin Jr.

Public Hearing:

Representing: Toby Easterly, STOA Holdings, LLC

In Attendance: Mary Lavigne, adjacent land owner on Hewitt
Chris Chrisman, 1506 Varisco Ln.
Greg Domiano, Property owner on Bauerle
Gerry Bauerle, Property owner on Bauerle

Discussion: Easterly is asking to rezone 3 parcels to MX-N for a multi-family project. Jeffrey Smith recused himself from this case due to working with the company on another project. Schillace said the city has a great working relationship with working well with the city. Easterly wants to improve area and access into the area. Easterly said when they have the opportunity they like to make a commercial setting before entering into the gated complex. In the past they have dentist and retail office spaces, he also noted they try to exceed requirements and expectations. Lavigne said she is excited about this project just questioning drainage. Easterly said they would perform a drainage study and meet the city requirements. Most of the property drains to the south, this project will have a tremendous amount of subsurface. Chrisman said this property drains onto his property. He is very concerned about the new construction flooding his property. Schillace said Varisco Ln is not a city maintained street, it is privately owned. There was discussion about the drainage, retention pond and contacting Robert Morgan, with the Streets Dept. for further discussion. Schillace said drainage plans have to show the grades around them, they will have to show they are not shedding water on your property. Domiano said he owns rent houses on the side of Home Dept. and he is pumping raw sewer into the ditch. Gaiennie said there is going to be a lift station and there was discussion on can they possibly put one in big enough to handle the streets. Baurle said there is no sewer on that road. He questioned what type of houses will be built, Easterly said it is a 3 story garden style luxury apartment that will be a gated. Smith questioned if the south piece would be developed, Easterly said not at the moment.

Motion By: Kylan Douglas recommended approval

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Kylan Douglas

Abstain: Jeffrey Smith

Absent: Jimmy Meyer

Motion Approved

VI. PLANNING COMMISSION AGENDA- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

SUB-2019-12-00115 Minor Resubdivision request by Jamestown Properties, LLC to resubdivide Lots 5-8 into Lots 5A, 6A, 6B, 7A, & 8A of the Hundred Oaks Subdivision in accordance with survey by Lester A. McLin Jr. dated 12/9/2019; RS-11

Public Hearing:

Representing: Jennifer Lee, Attorney for Jamestown Properties, LLC

In Attendance:

Discussion: Lee discussed the process this subdivision has gone through to get to this point. She said it was always the intent to subdivide these lots. There was a hold up on including these lots on the previous survey due to figuring out the L- turnaround. Sandifer questioned if everything was approved with turnaround and it was stated yes. Smith asked to see the plans for the turnaround. The Commission discussed the plans that were provided. Smith asked for more

detailed plans. Schillace said the plans were approved by Chuck Spangler and it will be built to city standards. Sandifer asked if the ally way will be paved, Douglas said it is proposed to be paved. Schillace stated they are exceeding the lot size requirements.

Motion By: William Travis to approve, Jeffrey Smith added proviso that the turnaround be built as a L Turn around and to city standards

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer

Motion Approved

VII. BOARD OF ADJUSTMENTS AGENDA-Public Hearing

OLD BUSINESS:

VAR-2019-11-00066 Variance request by Chick-fil-a to **UDC#14-5364 Article 14.3.2** to allow temporary gravel parking area for employees located at 1955 SW Railroad Ave. in accordance with site plan by Atkins; Zoned C-H

Public Hearing:

Representing:

In Attendance:

Discussion: Schillace said she spoke to Chick-Fil-A after the work session and relayed the information that was requested, they stated they need more time and will contact us when they are ready.

Motion By: Jeffrey Smith to remove the case from agenda

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer

Motion Approved

NEW BUSINESS:

VAR-2020-01-00069 Variance request by Pride Network to waive UDC#14-5364 Article 14.3.2 to allow limestone for equipment laydown yard located at 1513 Corbin Rd.; Zoned MX-C

Public Hearing:

Representing: Hunter McAlister, NTS Communications

In Attendance:

Discussion: McAlister said they own 2 lots next to each other and want to extend the current limestone lot over to the next lot. They need to extend the storage space. McAlister said they will landscaping and the entire property will be fenced in. They are currently working on drainage proposal. The Board discussed current zoning and usage, and what type of containments are allowed. McAlister said they are using this to store their fiber facilities, they will not access it through Corbin Rd.

Motion By: Jeffrey Smith to approved with the following conditions; 1. Provide an approved drainage plan, 2. Provide a barrier to contain the limestone approved by the building dept., 3. Must use 6/10 grade limestone

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer

Motion Approved

Matt Sandifer recused himself from this case and left the building. William Travis conducted Public Hearing

VAR-2019-12-00067 Variance request by CT Homes (applicant) to waive UDC#14-5364 Article 14.3.2 to allow limestone parking for CASA located at 1506 W. Church St.; Zoned MX-N

Public Hearing:

Representing: Paul Titus, CT Homes

In Attendance: Rob Carlise

Discussion: Titus said his company is building the new CASA house and do not want the driveway/parking area close to the road. The driveway will consist of concrete, a walk-way with concrete and concrete handicap parking they are asking for limestone throughout. Due to the nature of the business they are asking for a nice natural feel with a large landscape buffer from road. Titus also said the limestone will help ease the drainage. The Board and Titus discussed the dynamics of the parking lot. Douglas asked how many parking spots are being paved, Titus said the 2 handicap. Douglas requested more parking spots be paved.

Motion By: Kylan Douglas to approve the request with the following condition; provide two additional concrete parking pads and landscape islands. These must be shown on your site plan.

Seconded By: Jeffrey Smith

Vote:

For: William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer, Matt Sandifer (recused)

VIII. ADJOURN: All in favor