

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS
AND BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
REVISED AGENDA-Thursday June 4, 2020
5:00 P.M.**

**Work Session Meeting – Thursday May 28, 2020-NOON
219 E. Robert St. Hammond, LA 70401**

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)

ALSO IN ATTENDANCE: CC Gaiennie; Building Dept. Director, Heather Alvarez; Secretary, Tracie Schillace; Planner Coordinator

APPROVAL OF MINUTES – March 5, 2020

Motion By: Kylan Douglas to approve

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Kylan Douglas

Abstain: Jeffrey Smith

Absent: Jimmy Meyer

Motion Approved

III. BOARD OF ADJUSTMENTS AGENDA-Public Hearing

OLD BUSINESS:

NONE

Matt Sandifer notified everyone Duplantis Design was running late.

William Travis motioned to move their case last under the Board of Adjustment Agenda

Jeffrey Smith Seconded the motion

All in favor, Motion Approved

NEW BUSINESS:

VAR-2020-03-00074 Variance request by Duplantis Design Group to waive **UDC#14-5364 Article 6.3.4 CH Build-to-Area** for street setback max of 15' located at 2613 W. Thomas St. according to site plan by Duplantis Design Group

Public Hearing:

For: Tommy Buckle, Duplantis Design Group

In Attendance: No One

Discussion: Buckle is here on behalf of Express Oil Change. He said the current code requires the building to sit no more than 15 feet from the Highway and that is not conducive for this style of business. He asked for permission to set the building further back. The Board discussed the traffic flow and how cars could not back up into the street. Smith questioned the layout and Buckle explained the drainage and dry retention pond. Sandifer asked if there was any public input, no one responded.

Motion By: Kylan Douglas to approve

Seconded By: William Travis

Vote:

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

Against: No One

Absent: Jimmy Meyer

Motion Approved

VAR-2020-05-00075 Variance request by Dameron Development LLC to **UDC#14-5364 Article 6.3 RS-11 Min Area** to allow proposed Lot A-1 total min sq ft area to be 10,083 sq ft and proposed Lot A-2 to be 10,042 sq ft where 11,250 sq ft is required located at 300 N. Linden St.; Zoned RS-11 & Hyer Cate Overlay

Public Hearing:

For: Jeff Dameron & Tasha Dameron, owners

Letter of support: Dorothy Purser, Hyer-Cate Overlay, 507 N. Pine St.

Mona Crapanzano, Adjacent Neighbor, 805 W. Robert St.

Dayna Moreno, Adjacent Neighbor, 801 W. Robert St.

In Attendance: Gregory Nothacker, Adjacent Neighbor, 800 W. Robert St.

Doug Johnson, 611 W. Church St.

Discussion: It was announced The Planning Dept. received 3 letters of support from adjacent neighbors and copies were forwarded to the Board of Adjustments. Sandifer explained there is another case with this property under the Planning Commission Agenda to subdivide the lots. J. Dameron said he is considering downsizing and would like to build at this location. After drainage issues were brought up at the work session, Dameron met with the Streets Dept. Superintendent, Robert Morgan and Webb Anderson from Spangler Engineer. He said he hired Max Bodin to design a drainage plan that would benefit the area. The Board along with The Dameron's discussed the possible drainage problem and solutions. Travis said this drainage issue does not fall solely on The Damerons; the city is accountable for some of it. Smith mentioned this case is about the size of the lot not about the drainage. Nothacker stated he is worried about the drainage in area, but not against The Damerons request. He handed out pictures of his yard after a heavy rain, noting it holding water. (These pictures are saved on the file drive and printed in the file folder) Johnson said he has studied the drainage in the area since 2008 and put in underground pipes to help his water drain. He stated he would love for The Damerons to develop the area, and believes it would be an asset. He is concerned with the city drainage system and suggested the Hazel St. Canal be cleaned. Smith said for the record, he spoke with Dr. Frank Henchy at 801 W. Church St and he did not have an issue with the request.

Motion By: William Travis to approve

Seconded By: Kylan Douglas

Vote:

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

Against: No One

Absent: Jimmy Meyer

Motion Approved

VAR-2020-05-00076 Variance request by Georgia Lisotta to UDC#14-5364 Article 6.3 RS Min Area to allow proposed lots to have a total min sq ft area to be 7,500 sq feet and 10,000 sq feet where 11,250 sq ft is required located at 809 W. Church St; Zoned RS-11 & Hyer Cate Overlay

Public Hearing:

For: Phillip & Babetta Daigle, 900 W Church St. phoned in on 06/01/2020 at 2pm and questioned request. Stated as long as they are not rezoning to allow apartments they had no issues with request.

In Attendance: No One

Discussion: Schillace said the owner had a prior engagement and could not be there. Schillace explained the property was once 2 lots and it was resubdivided to make the one lot. Now the owner wants to go back to the two lots. This property backs up to The Dameron property. Sandifer asked for any public input, no one replied.

Motion By: William Travis to approve

Seconded By: Kylan Douglas

Vote:

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

Against: No One

Absent: Jimmy Meyer

Motion Approved

IV. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

Z-2020-03-00072 Expanded Conditional Use request by Ramona Holland (applicant) Lula Cosby (owner) to allow placement of a manufactured home meeting all code requirement to be located on Lots 13 & 14 Square 8 Greenville Park Subdivision at 120 W. Newman St.; Zoned RS-3

Public Hearing:

For: John Holland, Spouse to Applicant

In Attendance: No One

Discussion: Holland stated he and his wife are purchasing the property and want to move a mobile home on it to live in. Sandifer asked if this was located in a proposed mobile home area, Schillace stated no. Sandifer explained the ECU process to Holland. Sandifer asked for any public input, no one responded.

Motion By: William Travis recommended approval with the following conditions;

1. The manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards,
2. The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy or ownership by Ramona Holland.

Seconded By: Kylan Douglas

Vote:

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

Against: No One

Absent: Jimmy Meyer

Motion Approved

Z-2020-03-00074 Rezoning request by Best Team in Town, LLC to rezone Lot 6 Block 78 Hyer-Survey located 304 S. Oak St. from RM-2 to MX-C in accordance with survey by Brett J. Martin dated 3/9/2020

Public Hearing:

For: Brett Martin, Best Team in Town, LLC

In Attendance: No One

Discussion: Martin said he purchased the property with the intent to repair the house, once starting he realized there was no way to repair it. They are going to tear it down and want to build new rental units comparable to what is next door and what is being built down the street. In order to build the units the property needs to be rezoned to match existing mixed-use zoning. Sandifer asked for any public input, no one responded.

Motion By: Jeffrey Smith recommended approval

Seconded By: William Travis

Vote:

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

Against: No One

Absent: Jimmy Meyer

Motion Approved

Z-2020-05-00075 Expanded Conditional Use request by Timothy S. Shoaf (LRB, LLC) to amend Ordinance #16-5481 to allow change in the occupancy for the allowed microbrew pub located on Parcel 2 being 1110 CM Fagan Drive from Joseph Ribando III to Timothy S. Shoaf; Zoned C-H

Public Hearing:

For: Timothy Shoaf, Applicant

Joseph Ribando, Owner

In Attendance: No One

Discussion: Shoaf stated he would like to purchase the brewery. Sandifer explained how the Expanded Conditional Use was granted to Ribando, and that is why it now has to come before

The Commission and The Council for approval to transfer. Sandifer stated this was never intended to become a bar. Shoaf agreed he would keep business as is. Sandifer asked for any public comment, no one responded.

Motion By: Kylan Douglas recommended approval

Seconded By: William Travis

Vote:

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

Against: No One

Absent: Jimmy Meyer

Motion Approved

V. PLANNING COMMISSION AGENDA- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

SUB-2020-04-00119 Minor Subdivision request by South Railroad Ave LLC to re-subdivide Tract 1-A into Tracts 1-A-1 and Tract 1-A-2 located at 1400 SW RR Ave in accordance with survey by Wm. J. Bodin Jr. dated 4/12/2020; Zoned CN, DDD

Public Hearing:

For: Angie Emard, on behalf of the owner

In Attendance: No One

Discussion: Emard stated the owner would like to subdivide the property per the survey. Schillace said the resubdivide meets all city requirements and the only reason it has to come before the commission is because of the lot size. Smith questioned what the proposed development is; Schillace said a possible housing development. Schillace stated there is a cross easement agreement to access the back lot. Sandifer asked if there was any public input, no one responded.

Motion By: Jeffrey Smith recommended approval

Seconded By: William Travis

Vote:

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

Against: No One

Absent: Jimmy Meyer

Motion Approved

SUB-2020-05-00075 Minor Subdivision request by Dameron Development LLC to re-subdivide Lot A of Block 142 Cate Addition into Lot A-1 & Lot A-2 Block 142 Cate Addition located at 300 N. Linden St; Zoned RS-11, Hyer-Cate Overlay

Public Hearing:

For: Tasha & Jeff Dameron, owner

In Attendance: No One

Discussion: Sandifer stated this case is to resubdivide the property. He asked if there was any public input, no one replied. Sandifer questioned if he could add a condition to his motion, Schillace stated yes.

Motion By: Matt Sandifer to approve with the following condition; the drainage plan must be approved by the city engineer.

Seconded By: William Travis

Vote:

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

Against: No One

Absent: Jimmy Meyer

Motion Approved

VI. ADJOURN : All in favor