

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

**Work Session Meeting – Thursday February 27, 2020-NOON  
219 E. Robert St. Hammond, LA 70401**

**PUBLIC HEARING MEETING:**

**I. CALL PUBLIC HEARING TO ORDER**

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

**Also In Attendance:** CC Gaiennie; Building Dept. Director, Heather Alvarez; Secretary, Tracie Schillace; Planning Coordinator

**APPROVAL OF MINUTES** – December 5, 2019 & January 9, 2020

**Motion By:** William Travis to approve both December 5, 2019 & January 9, 2020

**Seconded By:** Matt Sandifer

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

**Against:** No One

**Absent:** Jeffrey Smith

**Motion Approved**

**III. ZONING COMMISSION AGENDA-Public Hearing**

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**Z-2020-02-00070 Annexation** request by Express Oil Change & Tire Engineers (Applicant) & One Ninety Corp. (owner) to annex Tract A-1-B (0.830 acres) of the One Ninety Corp Mini Partition a part of assessment#1876902 located at 2613 W. Thomas St. to be Zoned C-H and in City Council District #4 in accordance with survey by Dennis L. Gowin dated 1/20/2020

**Public Hearing:**

**For:** Tommy Buckle, Duplantis Design Group

**In Attendance:**

**Discussion:** Buckle said they are asking to annex into the city limits so they are able to access city utilities. Schillace went over the process to annex into the city. Meyer asked if the zoning would match what is in line along W. Thomas, yes it is C-H. Meyer asked if anyone was in opposition, no one replied.

**Motion By:** William Travis recommended approval

**Seconded By:** Kylan Douglas

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

**Against:** No One

**Absent:** Jeffrey Smith

**Motion Approved**

**Z-2020-02-00071 Expanded Conditional Use** request by Kinchen Investments LLC (Owner) and Paula Middleton (applicant) to allow placement of a Manufactured Home meeting all code requirements to be placed on Parcel 3B located at 1104 Harvey St. in accordance with survey by Wm. J. Bodin Jr.; Zoned RS-3

**Public Hearing:**

**For:** No One

**In Attendance:** No One

**Discussion:** Schillace stated 6 months ago The Commission approved the applicants sister to move a mobile home on the lot next to this one. She said this mobile home would meet all setbacks and requirements. She stated there are multiple mobile homes in the area. Meyer asked if anyone was in opposition, no one replied.

**Motion By:** Kylan Douglas recommended approval

**Seconded By:** William Travis

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

**Against:** No One

**Absent:** Jeffrey Smith

**Motion Approved**

#### **IV. PLANNING COMMISSION AGENDA- Public Hearing**

##### **OLD BUSINESS:**

**NONE**

##### **NEW BUSINESS:**

**SP-2020-02-00763 Major Site Plan** request by STOA Holdings, LLC to approve site plan for “The Waters at Hammond” multi-family development located on 1600 Bauerle Rd in accordance with site plan by McLin Taylor, Inc.

##### **Public Hearing:**

**For:** Toby Easterly, representative for STOA Holdings, LLC

**In Attendance:** Jerry Bauerle, adjacent property owner

Greg Domiano, adjacent property owner

**Discussion:** Easterly stated this is for the same multi-family development that was rezoned in January. Schillace explained the process of the request including the variance. The Commission discussed the site plan layout. Bauerle stated with such a large commercial project what would happen to the current road. He said he has nothing against the project he is concerned about the amount of traffic it will bring. The Commission discussed the road condition and what would/could be done for expansion. Easterly said they are considering subsurface drainage and widening the road. They like to look at what is practical and plan for the growth in area. Sandifer asked if the Mayor was involved in any discussion, it was stated yes. Easterly and The Commission discussed the possibilities. Domiano asked if when the road is expanded would they confiscate the owner’s property. It was discussed and noted there is an existing right of way that could possible cover the expansion. Meyer asked if there was any opposition, no one replied.

**Motion By:** William Travis to approve

**Seconded By:** Kylan Douglas

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

**Against:** No One

**Absent:** Jeffrey Smith

**Motion Approved**

**SP-2020-02-00764 Major Site Plan** request by XIAO Land Development to approve site plan for “Airborne Extreme of Hammond” indoor recreational facility located at 1009 CM Fagan Dr. in accordance with site plan by McLin Taylor, Inc.

##### **Public Hearing:**

**For:** Mike Rayborn, Stirling Properties

**In Attendance:** Tim Moffett, adjacent neighbor

**Discussion:** Rayborn said there is an Airborne Extreme located in Denham Springs and the owner wants to bring this success to Hammond. Rayborn said at the work session meeting, Jeffrey Smith requested they remove the parking in front of the building and they did. A new site plan was presented. Sandifer questioned drainage, Rayborn said it is proposed to be all subsurface and retainage in the culverts on CM Fagan. Schillace said for the record an adjacent neighbor, Ed Hoover, called and was in favor of this plan. Schillace noted the original site plan did meet the required setbacks, and after review, they found the sewer lines in the way. Therefore, they needed to adjust and ask for the variance request.

**Motion By:** William Travis to approve per the revised site plan

**Seconded By:** Matt Sandifer

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

**Against:** No One

**Absent:** Jeffrey Smith

**Motion Approved**

**V. BOARD OF ADJUSTMENTS AGENDA-Public Hearing**

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**VAR-2020-02-00071 Variance** request by STOA Holdings, LLC to waive **UDC#14-5364 Article 6.3.3 Build to Area** according to site plan for “The Waters at Hammond” located at 1600 Bauerle Rd. by McLin Taylor, Inc.

**Public Hearing:**

**For:** Toby Easterly

**In Attendance:**

**Discussion:** Schillace stated the way the lots are set up to have the commercial in the front it does not leave enough room to meet the required setback for the apartment complex. She also noted the lot sizes exceed the required amount. Meyer asked if there was any opposition, no one replied.

**Motion By:** Kylan Douglas to approve

**Seconded By:** Matt Sandifer

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

**Against:** No One

**Absent:** Jeffrey Smith

**Motion Approved**

**VAR-2020-02-00072 Variance** request by Airborne Extreme of Hammond to waive **UDC#14-5364 Article 6.3.3 Build to Area & Building Mass** located at 1009 CM Fagan Dr. in accordance with site plan by McLin Taylor, Inc.

**Public Hearing:**

**For:** Mike Rayborn, Stirling Properties

**In Attendance:** Tim Moffett, adjacent neighbor

**Discussion:** Rayborn said due to the city sewer line they are unable to meet the required setbacks. Moffett questioned the height of the building. Schillace said due to the zoning they are allowed to build up to 45 feet tall and three stories.

**Motion By:** William Travis to approve

**Seconded By:** Matt Sandifer

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

**Against:** No One

**Absent:** Jeffrey Smith

**Motion Approved**

**VAR-2020-02-00073 Variance** request by Matt Cohn (Home Instead Senior Care) to waive **UDC#14-5364 Article 6.3.4** primary street max setback located at 15726 Professional Plaza in accordance with site plan by Mark C. Matthews Architect.

**Public Hearing:**

**For:** No One

**In Attendance:** No One

**Discussion:** Schillace said these are the last two lots left on Professional Plaza and one of them only has approximately 20 feet of road frontage. Meyer asked if both lots would be used for the business, Schillace answered, in the future yes. Right now the site plan only shows one lot. Meyer asked if everything on the street is set back, Schillace confirmed yes. Travis questioned if this is for both lots, Schillace said no it is for one. Schillace and The Board discussed the need to grant the variance on both lots. It was confirmed it would be needed.

**Motion By:** Kylan Douglas to approve the above request and to include the adjacent lot at 15736 Professional Plaza

**Seconded By:** William Travis

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

**Against:** No One

**Absent:** Jeffrey Smith

**Motion Approved**

**Meyer said he received a call from an adjacent neighbor to the new Michael's Seafood location and asked for the city to check on the water drainage. Gaiennie said he is aware of it.**

**VI. ADJOURN:** All in favor