

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS
AND BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
REVISED AGENDA-Thursday August 6, 2020
5:00 P.M.**

**Work Session Meeting – Thursday July 30, 2020-NOON
CITY COUNCIL CHAMBERS**

PUBLIC HEARING MEETING:

I. CALL PUBLIC HEARING TO ORDER

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

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

APPROVAL OF MINUTES – July 2, 2020

Motion By: Jeffrey Smith to approve

Seconded By: Kylan Douglas

Vote:

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

Against: No One

Motion Approved

III. BOARD OF ADJUSTMENTS AGENDA-Public Hearing

OLD BUSINESS:

VAR-2020-01-00070 Variance request by Kinship Partnership LLC to UDC#14-5364 Article 6.3.1 to allow 3 lots at 65' where 75' is required (lots currently 50') located at 44084 Parker Blvd. in accordance with survey by Andrew N. Faller; Zoned RS-11

Public Hearing:

For: Mary Lavigne, representative for Kinship Partnership, LLC

In Attendance: Ruben & Pamela Villagran, adjacent neighbor

Discussion: Lavigne said they are splitting an abandoned right of way and adding it into three lots that are currently 50 foot across, making them have 65 foot frontage. With the depth, they will meet the zoning square footage requirements. Smith questioned if fire trucks would be able to fit using the L turn around? Schillace said Chuck Spangler, City Engineer, reviewed and approved the construction plans. Villagran questioned where the alleyway was located. P. Villagran voiced a huge concern about the traffic on the Blvd. She said it is impossible to pass with the construction trucks going up and down. Meyer and Sandifer discussed and Gaiennie said he would speak with the developer/contractors. R.Villagran also said he is concerned about the elevation of the new houses be higher than his and culverts are not being cleaned and are blocked with construction debris. Gaiennie said he would handle getting them cleared along with checking on the ones on Old Covington Hwy. Gaiennie also said there would be swells on each lot to retain the water. Smith questioned Villagran if he had issues with the variance request; he said he does not understand what they are doing. Meyers explained request. It was stated the turnaround would be completed within 1 year with a performance bond. Villagran asked what happened to making Parker Blvd a one way; it was discussed and found there was a sewer line running through the property prohibiting it. Meyer asked if there was any public comment, no one replied.

Motion By: Matt Sandifer to approve

Seconded By: Kylan Douglas

Vote:

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

Against: No One

Motion Approved

NEW BUSINESS:

VAR-2020-07-00077 Variance request by Laronda Varnado to waive UDC#14-5364 1) unapproved lot of record, 2) more than 1 residential structure on a lot, 3) front facing door for proposed manufactured home located at 202 S. Scanlan St.; Zoned RS-3

Public Hearing:

For: Laronda Varnado, applicant

In Attendance: Samuel Paul, 105 Perry Ln.

Discussion: Varnado said there was a vacant house owned by her grandmother that she demolished. Now she would like to move a mobile home where the house was located. Meyer asked if she contact the city before tearing down the house and starting this process. Varnado said she did not. It was noted she did not received any permits for that process. Schillace said there are two other mobile homes at this location; one is in question of its location. The Board discussed the situation along with a possible right of way issue. Meyer explained to Varnado she must have a survey showing the location of the mobile homes for them to proceed any further. The Board stated the property would have to be subdivided to meet the requirements of one structure per lot. It was noted this property is not located in a proposed mobile home area. Paul said he believes there are two lots there, not one. He also stated he had no issue with the request.

Motion By: Jeffrey Smith to table until we receive the survey

Seconded By: Jimmy Meyer

Vote:

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

Against: No One

Motion Approved

IV. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

Z-2020-07-00078 Expanded Conditional Use request by Laronda Varnado to allow placement of a manufactured home to be placed on .58 acre of the Ethel Varnado Est. being a survey by Robert G. Barrilleaux located at 202 S. Scanlan St.; Zoned RS-3

Public Hearing:

For: Laronda Varnado, applicant

In Attendance:

Discussion: It was said again, Varnado needs a survey to move forward.

Motion By: Matt Sandifer to table

Seconded By: Jeffrey Smith

Vote:

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

Against: No One

Motion Approved

TA-2020-07-00019 Text Amendment to revise **UDC#14-5364 Article 6.1.3 Mixed Use A. Allowed Uses**, add approved construction routes for developments, and add a damage clause to city property.

Public Hearing:

For:

In Attendance:

Discussion: Schillace stated there are 3 different text amendments here, 1. To change MX-N uses, 2. Approving construction routes for developments 3. Add a damage clause for city property. The Commission discussed the different uses for MX-N and MX-C, Smith stated there are only two uses that differentiate between the two zoning codes. They want to make MX-N more neighborhood friendly with only allow business to open until 5P, while residents are not home.

Schillace said as an example, when Home Depot started building they damaged some city streets (which they also repaired) so we now want the developers/contractors to put in writing there delivery routes. It needs to be in writing they are aware they will be responsible to repair any damage.

Motion By: Jeffrey Smith to approve all 3 text changes

Seconded By: Matt Sandifer

Vote:

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

Against: No One

Motion Approved

V. PLANNING COMMISSION AGENDA- Public Hearing

OLD BUSINESS:

SUB-2020-01-00117 Minor Subdivision request by Kinship Partnership LLC to subdivide lots 4-6 in Block 29 and Sanders Ave abandonment into Lots A, B, & C of Block 29 Woodland Park Subdivision, Re-Dedication of 60' Right of Way of Parker Blvd, acceptance of Performance Bond for construction of "L" turnaround all in accordance with survey by Andrew N. Faller; Zoned RS-11

Public Hearing:

For: Mary Lavigne, representative for Kinship Partnership, LLC

In Attendance:

Discussion: This was discussed in the variance request.

Motion By: Matt Sandifer recommended approval

Seconded By: Kylan Douglas

Vote:

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

Against: No One

Motion Approved

NEW BUSINESS:

SUB-2020-07-00134 Major Subdivision final approval request by Landrick Real Estate for Covington Ridge Subdivision (Lots 1-73, CA-1, CA-2, & CA-3), acceptance of dedication of water, sewer, street lights, and right of way improvements all in accordance with construction plans, final plat, and as built by McLin Taylor, Inc., and acceptance of the following bonds:

2 year Maintenance Bonds:

\$45,095.20-Sewer lift station, Treatment plant, Storm Drains, and Water System
(Principal Lawson-Bonet Construction, Inc)

\$31,561.56-Paving (Principal Barber Brothers Contracting Co. Inc.)

\$6,015.80-Street Lights (Principal Marks Electric, Inc)

1 year Performance Bond:

\$25,000-Basketball goals and walking trail (Principal Southeast Dirt, LLC)

\$336,040-Entrance Sign/Monument, Landscaping, Playground, Pond Fountain, Fence, & Sidewalks (Principal D.R. Horton, Inc)

Public Hearing:

For: No One

In Attendance: No One

Discussion: Schillace stated the owner requested to table.

Motion By: Jeffrey Smith to table

Seconded By: Matt Sandifer

Vote:

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

Against: No One

Motion Approved

Jeffrey Smith recused himself from this case, and left the building

SP-2020-06-00824 Major Site Plan request by STOA Holdings LLC to approve site plan for 2-Story Commercial Building in accordance with site plan by Holly & Smith Architects located at 206 E. Morris Ave; Zoned MX-CBD, CBD, & DDD

Public Hearing:

For: Ryan Faulk, Holly & Smith Architects

In Attendance: Karen Wallstein, Adjacent Neighbor
Melanie Ricketts, 607 Joe Farris Dr.

Discussion: Wallstein voiced her concern at the work session with removing trees at future developments. Faulk representing the owner said they are asking for site plan approval on a commercial building. Meyer asked if there were any residential units, it was noted no. Commercial only. Ricketts questioned the process, the address, and if the DDD was contacted about the development. Schillace stated if a property is located in more than one overlay the more restrictive overlay trumps all others. In this situation, Historic approval is all they needed. Ricketts questioned the minimum maintenance requirements on property. She was told to contact The Building Dept. Schillace discussed the difference between Major and Minor Site Plan reviews. She said before a major site plan comes to The Commission, The Historic District and/or DDD have given their approval. Ricketts questioned how the public could review drainage plans; Schillace commented plans are always available to be reviewed by the public with a public records request.

Motion By: Kylan Douglas to approve

Seconded By: Matt Sandifer

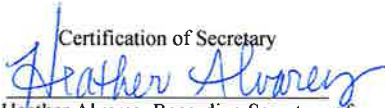
Vote:

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

Against: No One

Motion Approved

VI. ADJOURN: All in favor

Certification of Secretary

I, Heather Alvarez, Recording Secretary of
The Hammond Planning & Zoning Commission,
and Board of Adjustments
do hereby certify that the above and foregoing
is true and correct recitation of the business transacted at the
regular meeting of the Hammond Planning & Zoning Commission
and Board of Adjustments held on August 6, 2020