

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
AGENDA-Thursday December 3, 2020
5:00 P.M.**

**Work Session Meeting – MONDAY November 30, 2020-NOON
CITY COUNCIL CHAMBERS**

PUBLIC HEARING MEETING:

I. CALL PUBLIC HEARING TO ORDER

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

ALSO IN ATTENDANCE: Heather Alvarez; Secretary, Tracie Schillace; Planner Coordinator

III. APPROVAL OF MINUTES – October 8, 2020, November 5, 2020, and November 16, 2020

Motion By: Matt Sandifer to table

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Kylan Douglas

Against: NONE

Absent: Jimmy Meyer, Jeffrey Smith

Motion Approved

IV. BOARD OF ADJUSTMENTS AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

VAR-2020-11-00083 Variance request by Hammond Station Apts LLC for **UDC#14-5364**
Article 6.3.4 Build to Area F. Primary Street build to line max 5' to be waived, and **G.**
Building façade on primary street build to area min of 85% of lot width located at 1400 SW RR
Ave in accordance with site plan; Zoned C-N

Public Hearing:

For: Chris Clement, HCI Senior Vice President

Roger Freibert, HCI Architecture

In Attendance: Dee Parker, Simpson Place

Bryan Young, 1217 S. Magnolia St. Adjacent Neighbor

Discussion: Clement said his company is under contract to purchase this property to build a 67 unit affordable workforce housing apartment complex. They are asking for a variance of the setback to keep the vehicle traffic on Southwest Railroad and pedestrian access on S. Magnolia St. This project is being developed under a program that highlights disaster resilience. The property is being built to withstand a disaster. Parker questioned information on the amount of rent and apartment sizes. Young asked to see a site plan. Young along with The Board and Clement discussed the traffic, drainage, light pollution and possible privacy for existing neighbors with a 3-story building being built. Freibert gave details on the parking lot lights. Young said he was against this project.

Motion By: William Travis to approve

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, William Travis, Kylan Douglas

Against: NONE

Absent: Jimmy Meyer, Jeffrey Smith

Motion Approved

V. ZONING COMMISSION AGENDA- Public Hearing

OLD BUSINESS:

Z-2020-07-00079 Rezoning request by Anthony Perkins to rezone from a RM-2 Expanded Conditional Use to allow prepared food to MX-C, located at 807 E. Church St.

Public Hearing:

For: Anthony Perkins, Owner

In Attendance: NONE

Discussion: Schillace explained to Perkins due to only three Commission members being present he had the option to table. It was also stated his case would go to the City Council for final decision. Perkins said he wants to rezone his property because vendors will not deliver to his business due to it not being zoned commercial. Sandifer explained how the rezoning would allow for a variety of different business to come into the area vs. his ECU approval gives him permission to do everything he is currently doing. Sandifer suggested adding his heirs to the ECU. Sandifer and Perkins discussed the petition he submitted. (petition is scanned and on record in the file) Williams asked if the office received any public input, Schillace replied no. Sandifer asked if anyone was in opposition, no one replied.

Motion By: William Travis recommended approval

Seconded By: Kylan Douglas

Vote:

For: William Travis, Kylan Douglas

Against: Matt Sandifer

Absent: Jimmy Meyer, Jeffrey Smith

Motion Approved

NEW BUSINESS:

NONE

VI. PLANNING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

SUB-2020-10-00138 Major Subdivision request by Gulf Coast Housing Partnership for final subdivision approval of PS2 Subdivision (22 single family lots & greenspace), acceptance of dedication of all public improvements, and acceptance of 1 year performance bond for the construction of all public improvements in accordance with final plat by John E. Bonneau & Associates, Inc. and construction drawings by Webb M. Anderson located at 1105 Hewitt Rd; Zoned RS-11.A

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: Schillace said after speaking to the city attorney this case cannot be heard/discussed because Douglas would have to recuse himself and we would not have a quorum.

Motion By: Matt Sandifer to table

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis

Against: NONE

Absent: Jimmy Meyer, Jeffrey Smith

Recuse: Kylan Douglas

Motion Approved

NEW BUSINESS:

SUB-2020-11-00143 Minor Subdivision request by Carolyn Gaiennie to resubdivide Lot B-1 of Market Lane Subdivision into Lots B-1-A & B-1-B of Market Lane Subdivision located at 2203 W. Church Street in accordance with survey by Andrew N. Faller dated 10/15/2020; Zoned C-H

Public Hearing:

For: CC Gaiennie, Representative for Owner
In Attendance: NONE

Discussion: Gaiennie said the property is zoned commercial and they built a commercial building on his property. They need to resubdivide so he does not lose his homestead exemption. Schillace said this resubdivide meets all city requirements and the only reason it has to come before the commission is due to the lot size. Sandifer asked if anyone was here on behalf of this case, no one replied.

Motion By: William Travis to approve

Seconded By: Matt Sandifer

Vote:

For: Matt Sandifer, William Travis, Kylan Douglas

Against: NONE

Absent: Jimmy Meyer, Jeffrey Smith

Motion Approved

SP-2020-11-00893 Major Site Plan request by Hammond Station Apts LLC to review and approve site plan for multi-family apartments located at 1400 SW RR Ave in accordance with site plan; Zoned C-N

Public Hearing:

For: Chris Clement, HCI Communities, Senior Vice President
Roger Freibert, HCI Architecture
Angie Amard, Richard Lambert Consultants, LLC

In Attendance: Dee Parker, Simpson Place
Bryan Young, 1217 S. Magnolia St. Adjacent Neighbor

Discussion: Clement offered to answer any questions anyone had. Schillace stated there is a revised site plan to accommodate some of Jeffrey Smith request per the work session and to please reference this site plan in your motion. Amard discussed the Tre Grid parking lot composite and drainage system. Amard pointed out there should be a 75% reduction of water going into the City of Hammond drainage system. Young questioned the drainage system. Sandifer and Clement discussed the community garden and who will keep up the maintenance. Amard and Douglas discussed the run off. Sandifer asked Clement to verify they will not negatively affect the neighbors with their lights. Sandifer also requested a solid construction drive and parking areas.

Motion By: Kylan Douglas to approve per the newest site plan containing the Magnolia St. sidewalk

Seconded By: Matt Sandifer

Vote:

For: Matt Sandifer, William Travis, Kylan Douglas

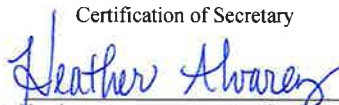
Against: NONE

Absent: Jimmy Meyer, Jeffrey Smith

Motion Approved

VII. 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 December 3, 2020