

**CITY OF HAMMOND  
PLANNING AND ZONING COMMISSION  
AND BOARD OF ADJUSTMENTS MEETING  
312 EAST CHARLES STREET  
SPECIAL AGENDA-MONDAY November 16, 2020  
5PM**

**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:** Heather Alvarez; Secretary, Tracie Schillace; Planner  
Coordinator, Pete Panepinto; Mayor, Andre Coudrain; City Attorney

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

**Z-2020-09-00083 Rezoning** request by Round Table Investments, LLC to rezone 41.75  
acres from RS-8 to I-L located at 2100 Industrial Park Rd

**Public Hearing:**

**For:** Dmitry Dukhan, Medline Representative

**In Attendance:** Sammy Richmond, 125 Holly Dr.  
Hunter McAllister, 522 Oak Hollow  
Carole McAllister, 522 Oak Hollow  
Gina Streeter, 46499 Pine Hill Court  
Charlie Pabst, 19340 Country Club Lane  
Courtney Forbes, 156 Oak Hollow Dr.  
Trion Horgan, 47150 Weald Way  
Andre Coudrain, 525 Oak Hollow  
Will Frederick, 975 Oak Hollow  
Markus Gerdes, 296 Pine Crest  
Joe Mier, 906 CM Fagan Dr. and on behalf of NHBA  
Cindy Lavergne, 47071 Vineyard Trace  
Rick Sedberry, on behalf of Greater Hammond Chamber of Commerce  
Christie Wiltz, 19280 Country Club Ln.  
Zac Liner, representing Fred Liner, 515 Pinecrest Dr.  
Ed Swindell, 300 Oak Hollow  
Kirk Jackson, 46339 N. Coburn Rd.

**Discussion:** Richmond discussed his concerns with the City of Hammond Master Plan contradictions and the Future Land Use Map, drainage issues and what is considered the airport runway protection zone. He said the protection zone is not near the proposed area. Meyers announced to the audience this case is about rezoning the property, the site plan with drainage was heard at a previous meeting. H. McAllister is concerned major flooding will happen without mitigation. He also questioned having confidence in a 500 year storm requirement. C. McAllister said 8-foot berms could pose an issue for drainage. She also stated storm water retention ponds could cause issues due to algae, breeding grounds for mosquitoes and toxic blooms. The Commission further discussed the retention pond and noted there have been no construction drawings submitted as of this point. Streeter asked if the city has ever approved a retention pond this large, it was discussed and stated retention ponds are how the city manages drainage in this area, they are needed. Panepinto said every time a concerned was mentioned MedLine has addressed each issue as it was brought to their attention. They are also working on a cooperative endeavor agreement. Pabst asked if there would be any lanes added with the talked about roundabout. Forbes asked the Mayor if he was speaking on behalf of Medline or the City of Hammond, Mayor stated on behalf of the best interest of the city. She also questioned if MedLine would offer the jobs they are saying due to using robotics at their other facilities. She suggest putting in place 3<sup>rd</sup> party independent studies. Horgan asked for no potential use of ethylene oxide, its analogs, and substitutes be added to the recommendation. He asked for the third party studies to be considered. Coudrain discussed attaching conditions on a rezone, it was said you could attach restrictions to the zoning.

Dukhan said there is a permanent restriction on the deed that they will never manufacture or use sterilization at this site. Frederick said he is a real estate small business owner and resident of Oak Ridge Estates. After attending a couple meetings, he is impressed how Medline is offering above and beyond what is being requested of them. He said he has always assumed the property in question was industrial and believes it is the best suit for the area. He is in favor of this request and looking forward to this company coming to our community. Gerdes said he does not believe the master plan is in support of this rezoning. He questioned if MedLine is committed to coming to this area or are they still considering St. Tammany. He also asked if they back out what would happen to the site. Coudrain stated once the property is rezoned, it would stay that way no matter if MedLine comes or not. Dukhan answered they are committed to coming to Hammond. Mier said he is representing the North Shore Home Builders Association and read from a prepared letter of support representing over 800 members. Mier then said on behalf of himself a real estate appraiser he is in support of this project. Lavergne asked Mier if there is a difference in retail vs industrial affecting the value of their area. Sedberry said he is speaking as the Chairman of the Greater Hammond Chamber of Commerce. He read from a letter that states they strongly support this rezoning request. Wiltz said her grandson applied for a job with MedLine through a temporary agency and asked if the jobs offered are going to be temporary. Dukhan said they are not, they are permanent jobs. She also said she is concerned about the berms causing flooding issues, and asked if this needs to be zoned Heavy Industrial. Liner said he is there because his dad could not attend. He asked if there has been a study of the impact on homeowner values in the area and if not could it be done. He asked The Commission to vote against the rezoning. Swindel said they are misinterpreting what is considered near the airport. He said this property is not close to the airport and does not believe this operation should not be considered Light Industrial. Jackson said he is not against the project he is concerned with property values diminishing. He wants to protect his value. The Commission discussed the rezoning and the company that wrote the Master Plan wrote a letter in favor of supporting this rezoning. The Commission discussed the conditions being attached to their recommendation. Smith stated he has spoken with MedLine directly to address the citizen concerns. He read from a prepared letter listing everything they have discussed. Streeter spoke about dangers of manufacturing. Dukhan reiterated to Streeter that there would be no manufacturing at this location.

**Motion By:** Jeffrey Smith recommended approval with the following conditions;

1. That the approved conceptual site plan, submitted by MedLine at public hearing on 11-5-20 become a condition for any and all use of the property for MedLine Industries and any other use in the future. These conditions include the following:
  - a. 100 foot green belt be created surrounding the property on the east, west, and north side.
  - b. That the green belt consist of Class A native trees and shrubberies in sufficient numbers and spaced to screen the view the building and parking on the site.
  - c. Create earthen berms and a natural configuration (8 foot high) to screen views, noise, and light pollution.
  - d. Provide a 14 foot high opaque screen/fence (consider vegetative screen) at back edge of 100 foot green belt and edge of parking areas surrounding the building.
  - e. Modify site plan as necessary to maintain live oak trees and provide protective measures during construction and future activities on the site for all live oak trees within the 100-foot green belt and within the parking areas of the facility.
  - f. Design a comprehensive drainage plan (500 years) that includes any water draining from adjacent properties onto this property.
  - g. Design the drainage study required retention pond for a natural look and landscape the edges. Provide fountains for aerating the pond.
  - h. Clean up edges of Selser Canal and provide landscaping and maintenance.
  - i. Underbrush wooded areas south of canal and provide landscaping maintenance.
  - j. All landscaping design to be by a licensed landscape architect in the State of Louisiana and approved by the planning staff with input from the community.
  - k. No trucks to go north of entry drive on Industrial Park Road (approximately 1,000 feet south of Vineyard Road) and drive onto Vineyard Road to be gated and used for emergency use only.
  - l. All site lighting of facility to be cut off type lighting directed into the property no closer to the property line than 100 feet.
2. A traffic study should be performed and all infrastructure improvement recommendations to be a part of this approval.
3. No manufacturing or ethylene oxide, its analogs, and substitutes not to be allowed at this location.

**Seconded By:** William Travis

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith

**Against:** Kylan Douglas

**Motion Approved**

**ECU-2020-08-00080 Expanded Conditional Use** request by Bessie Hunter (owner) & Shaunta Mack (applicant) to allow placement of a Manufactured Home meeting all code requirements located at 504 E. Michigan St.; Zoned RM-2

**Public Hearing:**

**For:** Bessie Hunter, Owner

**In Attendance:** NONE

**Discussion:** Hunter said she wants to place a mobile home for her daughter on the property. It was noted at a prior meeting she was granted a variance for the front door not facing the street. Smith stated there are mostly conventionally constructed homes in the area and it is not located in a proposed mobile home area. Meyer asked if anyone was in opposition, no one replied.

**Motion By:** William Travis recommended approval with the following conditions; 1) This approval shall be with the understanding that such use is a personal right that expires upon change in ownership/applicant other than Bessie Hunter (Owner) or Shaunta Mack (applicant); and 2) Must meet all placement requirements for a manufactured home.

**Seconded By:** Kylan Douglas

**Vote:**

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

**Against:** Jeffrey Smith

**Motion Approved**

**ECU-2020-09-00082 Expanded Conditional Use** request by Rosiland Pines (owner) & Constance Pines (applicant) to allow placement of a Manufactured Home meeting all code requirements on proposed lot located at 810-C Natchez St. Zoned RS-3

**Public Hearing:**

**For:** No One

**In Attendance:** NONE

**Discussion:** Schillace stated Pines called to apologize she is unable to attend the meeting tonight. Schillace said Pines is requesting to add a mobile home to her property for her daughter. There is a draft survey showing how this is feasible and it meets all city requirements. Meyers asked if anyone was in opposition, no one replied.

**Motion By:** Kylan Douglas recommended approval with the following conditions;

- 1) Provide a survey creating Lot C for placement of new manufactured home as presented; and
- 2) This approval shall be with the understanding that such use is a personal right that expires upon change in ownership/applicant other than Rosiland Pines (Owner) or Constance Pines (applicant);
- 3) Must meet all placement requirements for a manufactured home.

**Seconded By:** Jeffrey Smith

**Vote:**

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

**Against:** No One

**Motion Approved**

**Z-2020-09-00084 Annexation** request by the City of Hammond to annex three parcels being 11.311 Acres & 13.663 Acres (Parcel# 21T6R80000114), 17.55 Acres (Parcel#21T6R80000087 & #21T6R80000113) located at the NE and South intersection of Industrial Park Rd and Hwy 190 East to be zoned S-2 (Hammond Airport District) and City Council District #1

**Public Hearing:**

**For:** Mayor, Pete Panepinto

**In Attendance:** Marc Florman, Adjacent Neighbor

**Discussion:** Mayor said the city owns this property and wants it annexed inside the city limits. The property will not be developed; the trees will be removed for clearance of the runway. Florman stated he and his family own three pieces of property adjacent to the request. He noted he is not against the request. However, he is asking that the city only clear what trees are required by the FAA to be clear-cut. At a prior meeting, he asked for an additional buffer. Mayor said they have reached out to the FAA, requested, and have not heard back as of now. Florman said he is concerned about the wetlands located on the property. Mayor and Florman discussed contacting the Airport Director, David Lobue and meeting. Meyer asked if anyone was in opposition, no one replied.

**Motion By:** Jeffrey Smith recommended approval

**Seconded By:** Matt Sandifer

**Vote:**

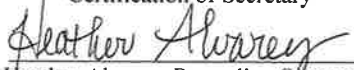
**For:** Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

**Against:** No One

**Motion Approved**

**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 November 16, 2020