

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS
AND BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
REVISED AGENDA-Thursday October 8, 2020 (Reschedule date)
5:00 P.M.**

**Work Session Meeting – Thursday September 24, 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, Heather Alvarez; Secretary, Tracie Schillace; Planner Coordinator, Pete Panepinto; Mayor

III. APPROVAL OF MINUTES – August 6, 2020 & September 10, 2020

Motion By: Jeffrey Smith to approve both months with one addition to the September minutes on The Borrow case

Seconded By: Kylan Douglas

Vote:

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

Against: No One

Motion Approved

**IV. BOARD OF ADJUSTMENTS AGENDA-Public Hearing
OLD BUSINESS:**

NEW BUSINESS:

VAR-2020-09-00078 Variance request by Thuc Tran/JG Tan Management LLC to waive **UDC#14-5364 Article 14.3.2 (A)** to allow a limestone parking for overflow parking for employee's located at 15706 Professional Plaza; Zoned C-H

Public Hearing:

For: No One

In Attendance: No One

Discussion: The owner asked to be removed from the agenda. Meyer asked if anyone was here on behalf of this case. No one replied.

Motion By: William Travis to remove case from agenda

Seconded By: Jeffrey Smith

Vote:

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

Against: No One

Motion Approved

VAR-2020-10-00079 Variance request by Bessie Hunter (owner) & Shaunta Mack (applicant) to waive **UDC#14-5364 Article 6.3.2 A) (m) Street facing entrance required** located at 504 E. Michigan St.; Zoned RM-2

Public Hearing:

For: No One

In Attendance: No One

Discussion: Schillace stated there are two cases on the agenda concerning this property. This variance request is due to the size of the lot. The lot size will not allow the mobile home to be placed where the front door will face the street. Meyer asked if there was any public comment, no one replied.

Motion By: William Travis to approve

Seconded By: Kylan Douglas

Vote:

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

Against: No One

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 commercial zoning located at 807 E. Church St

Public Hearing:

For: Anthony Perkins, owner

In Attendance: Adjacent Neighbor that did not speak

Discussion: Perkins was not in attendance at the time his case was heard. Meyer and Schillace discussed due to Perkins not stating what type of zoning he is requesting the case needs to be removed from the agenda. Schillace stated when Perkins decides on requested zoning, it will have to go through the advertising process again. Meyer asked if anyone was in opposition, there were adjacent neighbors in the audience that asked what would be the next step. It was stated the case would be removed and they would be contacted if it came back to the agenda. They left the council chambers.

Sandifer noticed Anthony Perkins walk in during the rezoning request by Round Table Investments, LLC public hearing. The rezoning case was interrupted to explain to Perkins his case was already voted on. Perkins said he was delivering meals and apologized for being late. He was told to contact Tracie Schillace and let her know what zoning he is requesting. He stated MX-N. When it was reiterated MX-N, he said he does not know. It was explained to Perkins the Planning Dept. could not tell him, he has to choose.

Motion By: Kylan Douglas to remove from agenda

Seconded By: Matt Sandifer

Vote:

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

Against: No One

Motion Approved

NEW BUSINESS:

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: Ed Hoover, Owner

Frankie Cali, Representing Round Table Investments, LLC

Robby Miller, Parish President

In Attendance: Michael Blessing, 19421 Camille Ln. Adjacent Neighbor

Frank Glass, 20208 Skinner Dr.

Frank King, 46471 Coburn Rd.

Jeff Liner, 515 Pinecrest Ln.

Markus Gerdes, 296 Pinecrest Dr.

Milton Brignac, 25 Pine Court

Jane Bretschger, 19422 Camille Ln.

Gretchen Darnetko, 19512 Camille Ln.

Kirk Jackson, 46349 Coburn Rd.

Trion Horgan, 47150 Weald Way

Kyle King, 46526 Cote Court

Jamie Vicaro 47093 Oak Creek Trace

Cindy Lavergne, 47071 Vineyard Trace

Edward Swindell, 300 Oak Hollow Dr.

Andre Coudrain, 525 Oak Hollow Dr.

Discussion: Cali stated Round Table Investments, LLC annexed the property into the city limits in 1998 and the default zoning at that time was RS-8. They are now asking to rezone to I-L. Sandifer asked if someone would read what I-L allows, Smith read from the UDC. (Sandifer noticed Anthony Perkins walk in, see above case) Meyer opened the floor for public comment. Blessing brought up concerns of flooding, traffic, light pollution and sight pollution. He questioned if it was a 24/7 business. It was answered no. Meyer questioned what intersection has traffic, Blessing said Hwy 190 and Industrial Park Rd. Sandifer said the Master Plan promotes Industrial Zoning near the Airport. Glass said he spent 26 years studying ground water and this development will flood his property. He said the area is a residential area not an industrial area. It was noted his property does not abut and is not an adjacent neighbor but said he will feel the effects of the proposed development. It was said the developer is proposing to implement a 200-year storm protection. King said there is a constant water flow onto his property since the trees were clear-cut. He is concerned about flooding, drainage and the noise. Douglas asked if there was a specific business looking to purchase the property. Cali said Medline is looking at the property for a distribution center. Panepinto said he called and spoke to Medline, it is not a 24/7 business. Panepinto gave information out about the Medline Company, saying it is privately owned since 1912. They are a 16 Billion dollar company that is debt free. They service 90% of all Health Care Facilities. They will have 40 -60 mixed trucks a day and will bring 450 jobs to our area. They own 50 distribution centers and do not operate at night. They are willing to build berms, and do whatever is necessary to help our community. They even discussed a possible roundabout at Hwy 190/Industrial Park Rd. They are proposing 600,000 sq. ft. building with 50,000 sq. ft. of office space. Liner said this area is a wonderful area for a neighborhood. The property is zoned residential and should remain residential. He said this business would be wonderful for Hammond but in another location. He also brought up concerns with light pollution, and noise. Miller said this business has been in St. Tammany for 17 years and they needed a larger facility. He said they showed them over 30 locations throughout Tangipahoa Parish and this one fit their needs the best. With this company being as large as they are, we can ask them to do the 200-year storm plan. They want to be good neighbors. Gerdes said the scope of the project is not appropriate for the area. He is also concerned about the drainage on Pine Crest. Brignac said the biggest concern is flooding; FEMA is raising his neighbor's house due to flooding in the area. He said between him and his neighbor they pump out 1200 gallons of water a minute so his area will not flood. He is also concerned about traffic on Vineyard. Sandifer said the RS-8 zoning is not effective for the area. He said the drainage would be worse if there were hundreds of homeowners coming in trying to handle drainage for each lot vs. this one company willing to and having the resources to implement a 200-year storm plan. He also said light pollution and noise are a concern but drainage would not be an issue. Bretschger turned in a petition with what she said is 95% of her neighborhood against the rezoning. She said the canal is a problem and a berm will not help with erosion. She is worried about this business devaluing her property. The Commission discussed the petition and canal. Darmetko said she is a truck driver by profession and she knows the amount of traffic and noise this is going to bring. She is concerned about the 18-wheelers leaking substances into ground contaminating their water. She said she does not want this business near her. Jackson said he has 45 acres next to the property where he lives and has his business. He is opposing the rezoning. He said it will affect their property values and believes it is a residential area. There was discussion of how long this project has been in the works, the procedures for what happens next and what is considered spot zoning. Jackson submitted a copy of a petition against the rezoning. (this is on file in the Planning Dept. in the case file) Jackson said they are ready to fight this. Smith read from the city master plan that there should be a limit to residential areas around the airport. Horgan stated his concerns are about traffic and said he is against the rezoning. Douglas along with Schillace discussed the process of site plan review. K. King said he bought his house 1 month ago, had he known this property would be rezoned to Industrial he wouldn't have bought this home. Blessing questioned what is the Master Plan that is being brought up, Meyers and Sandifer explained. Darmetko asked how many houses have been approved in the area since the Master Plan adoption. When questioned there was no clear comment of what subdivisions were approved in this area inside the city limits. It was said they are all preexisting. Vicaro stated she was a real estate agent and believes that property should be residential. She is concerned with her property value decreasing. King brought up the traffic concerns. Lavergne questioned why the property wasn't rezoned sooner if it is in the Master Plan to be Industrial. It was explained that when parcels of land were annexed into the city they all came in under RS-8 unless it was specified. It is not standard practice for the city to rezone property, without the owner's request. Swindell questioned the use of the word limit in the Master Plan and is concerned if this project comes to the area, it will decrease their property values and traffic. There was discussion between The Commission and Coudrain if you could attach conditions to the recommendation. The Planning Department received emails concerning this case, they are included in the case folder and scanned to file. They are available for public review after following the proper channels.

Motion By: Matt Sandifer recommended approval, William Travis amended motion to include request from a neighbor in favor of the request, Joe Thomas,

1. No Manufacturing, only distribution
2. Freight Vehicles shall be limited on Vineyard Rd. and Industrial Park is the primary route of travel
3. Request developer to build a nice fence or dirt berm around the Vineyard Rd property line to keep any noise down that maybe created and present a nice look
4. All entrance and egress to the site shall be located on Industrial Park and not Vineyard.
5. At least a 100 year flood plan is implemented for the proper drainage

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: No One

In Attendance: No One

Discussion: Meyer asked if anyone was here on behalf of the case, no one replied. Smith stated the majority of the area is conventional constructed homes and saw only one mobile home in the area. The Commission expressed concern that this is not located in a mobile home proposed area. Schillace went over an aerial of the lot and said there is a variance request for the placement of proposed mobile home. The Commission discussed a prior ECU that was approved years ago.

Motion By: Jeffrey Smith recommended denial. Should city council approve this request it would be 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: Jimmy Meyer

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith

Against: William Travis, Kylan Douglas

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: Rosiland Pines, Owner

In Attendance: Percy Stalls, Adjacent Neighbor

Discussion: Schillace stated this piece of property already has 3 mobile homes located on it. If this request is approved, she is working with Max Bodin, Surveyor on getting a survey to subdivide the property for each mobile home and to allow access to each piece meeting the zoning requirements. Meyer asked what if this is approved and there isn't enough room for each lot, Schillace said she has spoken to Bodin and he seems to think there is. Sandifer stated the property is not located in a mobile home proposed area, but it is across the street. Stalls spoke of the history of the property and the access drive along the side of Pines property. It was understood that Pines would not use the access drive that belongs to Stalls. Stalls did not have an issue with request.

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

- 1) Resubdivision survey must be completed as proposed before issuing any permits; and
- 2) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership by Rosiland Pines or Constance Pines, and
- 3) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD Standards.

Seconded By: Matt Sandifer amended recommendation to add conditions

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: David Lobue, Airport Director

Ken Ross, Airport Board Member

In Attendance: Brian Shirey 19299 Country Club Ln.

Discussion: Schillace stated these parcels of land are already owned by the city, we just need to annex them into the city limits. They are adjacent to the airport and will annex in as S-2, Airport District Zoning. Panepinto stated the property south of Country Club Estates would be fenced with a 20-foot tree buffer. He also stated there would be nothing built on the property. Lobue said the tree growth of property is encroaching on runway. Shirey asked if the buffer could be 30 feet. Lobue said Panepinto discussed and said they will ask the FAA for more and they will not clear more than required. Ross said the length of the runway distinguishes what size aircraft is allowed to land. Opening up the runway will allow bigger planes to utilize the airport.

Motion By: Jeffrey Smith recommended approval

Seconded By: William Travis

Vote:

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

Against: No One

Motion Approved

VI. PLANNING COMMISSION AGENDA- Public Hearing

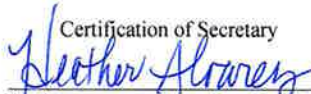
OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

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 October 8, 2020