

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST.
AGENDA- Thursday, August 11, 2022 at 5:00 P.M.**

Work Session Thursday, August 4, 2022 NOON in City Council Chambers

PUBLIC HEARING MEETING:

I. CALL PUBLIC HEARING TO ORDER

II. ROLL CALL: Matt Sandifer (P), Kylan Douglas (P) Monica Perez (P) Ron Matthews (P)
Trey St. Romain (A)

ALSO IN ATTENDANCE: Heather Alvarez; Secretary, Lacy Landrum; Director of Administration,
Pete Panepinto; Mayor

III. APPROVAL OF MINUTES: June 3, 2021, July 1, 2021, August 5, 2021, October 7, 2021, December
2, 2021, January 6, 2022, February 2, 2022, March 3, 2022, June 2, 2022

Motion By: Kylan Douglas to approve February 2, 2022, March 3, 2022, June 2, 2022

Seconded By: Matt Sandifer

Vote:

For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

Against: NONE

Absent: Trey St. Romain

Motion Approved

IV. BOARD OF ADJUSTMENT- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

V. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

Z-2022-04-00107 Rezoning request by Meshach F. Samuel (owner) to rezone a 0.313 parcel of land
from RS-3 to MX-N, located at 1102 N Cherry St. per survey by William J Bodin, PLS dated 2/8/2022;
Zoned RS-3

Public Hearing:

For: Meshach Samuel, Owner

In Attendance: NONE

Discussion: Samuel said he bought this property to sell his cars on, he did not know about zoning when he purchased it. Sandifer said at the work session The Commission discussed an Expanded Conditional Use vs the Rezoning request. Samuel said he understood and was ok with it. Sandifer said they also had questions about the business. There was a detailed discussion about how many vehicles would be on the lot at a time. Where would the mechanic work take place. It was discussed and understood Samuel would have to have paved parking, landscaping and a building (non-metal) with a bathroom that meets building code requirements, ADA compliant and have a vehicle sales license. There was a lengthy discussion on the type of fencing that would be used around the property and screening. Trey St. Romain entered the building. Panepinto and St. Romain suggested finding another location not located in a residential area. Matthews said he is struggling with allowing a commercial business in a residential area but understands Samuels's situation. He also said he does not want to set a precedent. Matthews said he would be comfortable if the amount of cars are limited and he has to have a screened area. Samuel stated his business is by appointment only. Landrum made suggestion on landscaping for the screening. Samuel was told the case will be forwarded to city council for introduction on August 23, 2022 and final decision on September 13, 2022.

Motion By: Matt Sandifer recommended approval of an Expanded Conditional Use with the following conditions;

1. The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Meshach Samuel,
2. Limited to 10 vehicles for sale at a time
3. No mechanic work done on premises
4. Vehicles are to be stored behind a fence
5. The fence is to be four sided with screening
6. Meshach Samuel must obtain state sales license
7. Building and Parking must comply with ADA regulations

Seconded By: Monica Perez

Vote:

For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

Against: Trey St. Romain

Absent: NONE

Motion Approved

VI. PLANNING COMMISSION- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

SUB-2022-07-00189 Minor Resubdivision request by Jerry Jackson (owner) to resubdivide Lots 1, 2, 19 & 20 of Block 6, Pine Ridge Addition into Lots 1-8, Block 6, Pine Ridge Addition, located at 501, 503, 505, & 509 E. Hoover St., per survey by William J. Bodin, Jr., PLS; Zoned RS-3

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: Sandifer stated Jerry Jackson submitted in writing a request to remove his case from the agenda.

Motion By: Matt Sandifer to remove case

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain

Against: NONE

Absent: NONE

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 August 11, 2022