

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

**Work Session Thursday, April 28, 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)

**ALSO IN ATTENDANCE:** Heather Alvarez; Secretary, Jeffery Leuenberger; City Planner

**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, April 7, 2022.

**Motion By:** Matt Sandifer to table

**Seconded By:** Monica Perez

**Vote:**

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

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**IV. BOARD OF ADJUSTMENT- Public Hearing**

**NEW BUSINESS**

**VAR-2022-03-00109 Variance** request by Dale Stram (applicant) and Rockhurst, LLC (owner) to reduce **UDC #14-5364 Article 10.4.2(C)** to reduce the number of required access points from two to one per Westin Oak Major Subdivision Preliminary Plat Plans by William J. Bodin, JR. CE, PLS dated 4/13/2022; Zoned C-H

**Public Hearing:**

**For:** NONE

**In Attendance:** NONE

**Discussion:** Leuenberger stated the applicant/owner requested the case be moved to the June 2, 2022 Agenda. Sandifer asked if anyone in the audience was here on this case, no one replied.

**City Planner Recommendation:** NONE at this time.

**Motion By:** Matt Sandifer to table to the June 2, 2022 Agenda

**Seconded By:** Kylan Douglas

**Vote:**

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

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**VAR-2022-04-00110 Variance** request by Chad Perkins (owner) to **UDC #14-5364 Article 6.3.1** Lot Area, to reduce the required lot size from 11,250 square feet to 10,890 square feet for Lots 1 – 4 on a one-acre located on JW Davis Dr., per survey by Robert C. Barrilleaux, PE, dated 8/23/2021; Zoned RS-11.A

**Public Hearing:**

**For:** Ryan Logsdon, Surveyor/Robert Barrilleaux & Associates

**In Attendance:** NONE

**Discussion:** Logsdon stated the owner originally wanted to rezone to build duplexes but after speaking with the City Planner and Councilman, he decided to build single-family residences. To meet code he can only have three lots and is asking for four. Sandifer asked if anyone in the audience wanted to speak on this case, no one replied.

**City Planner Recommendation:**

Recommendation of approval for a variance to UDC #14-5364 Article 6.3.1 Lot Area, to reduce the required lot size from 11,250 square feet to 10,890 square feet; contingent on the applicant submitting a revised, Administratively approved subdivision.

**Motion By:** Monica Perez to approve per the City Planner's recommendations

**Seconded By:** Kylan Douglas

**Vote:**

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

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**OLD BUSINESS:**

**VAR-2022-02-00102 Variance** request by Noel Poirier (applicant) to waive **UDC #14-5364 Article 14.3.2(A)** to allow for a limestone parking lot at 120 Billups Dr. per site-plan by T. C. Spangler, Jr. dated 1/4/2022; Zoned I-L

**Public Hearing:**

**For:** Dillon Morse, representing Owner Noel Poirier

**In Attendance:** Carolyn Jones, 803 Blackburn Rd.

**Discussion:** Kylan Douglas recused himself from the meeting, due to his employer providing the site plan. Leuenberger discussed the request. Sandifer asked Morse for an update from last month. Morse said they reduced the size of the parking pad, and he has spoken to the neighbor Tracey Farris about her concerns. Morse stated they have addressed the concerns. Jones said she is concerned about drainage and property values. The Board and Morse discussed different types of buffers that would work best. Matthews said his main concern is being sensitive to all parties involved. He questioned if Morse addressed his previous concerns of; lighting, the concrete apron, buffer, and filter fabric. Sandifer said he would like a buffer to be required and containment of the limestone.

**City Planner Recommendation:**

Recommend approval contingent on the limestone parking lot being installed at the Building Officials requirements; and the applicant install a fence as a Buffer Zone between the parking lot and a RM Zoning District, as regulated in the Unified Development Code #4.1.8 Fences, Shrubs, and Buffer Zone.

**Motion By:** Monica Perez to approve with the following condition; a landscape buffer be installed

**Seconded By:** Matt Sandifer

**Vote:**

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

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**Kylan Douglas reentered the room**

**VAR-2022-03-00106 Variance** request by the Hammond Union of Police (owner) to waive **UDC #14-5364 Article 14.3.2(A)** to allow a limestone parking lot at 211 Natchez St. per site-plan dated 3/11/2022; Zoned C-N

**Public Hearing:**

**For:** NONE

**In Attendance:** NONE

**Discussion:** Leuenberger went over the request and stated the applicant was unable to attend. The Board discussed and decided to table the case until a representative could be present at the meeting. Sandifer asked if anyone was there on behalf of case, no one replied.

**City Planner Recommendation:** NONE at this time

**Motion By:** Matt Sandifer to table

**Seconded By:** Ron Matthews

**Vote:**

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

**Against:** NONE

**Absent:** NONE

**Motion Approved**

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

**OLD BUSINESS:**

NONE

**NEW BUSINESS**

**Z-2022-04-00103 Expanded Conditional Use** request by Brooke Chambers (applicant) and Charles Carr (Owner) to allow placement of a manufactured home meeting all code requirements on Lots 24 & 25 Gallup and Saint Subdivision located at 814 Hoover St. per survey by Richmond W. Krebs & Associates, LLC; Zoned RS-3

**Public Hearing:**

**For:** Brooke Chambers, applicant

**In Attendance:** NONE

**Discussion:** Leuenberger and Sandifer discussed the process of the ECU. Chambers stated she lost her apartment due to Hurricane Ida and she has been staying with her grandparents next door, they own the vacant lot and are allowing her to move a new mobile home on the property. Chambers said she has tried to reach her Councilman, with no availability. Sandifer asked if anyone was in opposition, no one replied.

**City Planner Recommendation:**

Recommend Approval as this meets the requirements of an Expanded Conditional Use, contingent on: 1) this is a personal right and expires upon a change in ownership of the property from the person originally granted the conditional use; and 2) mobile home meets all the requirements in the Unified Development Code Article 3, Section 3.4; and 3) the survey submitted is signed and recorded for the official lot of record.

**Motion By:** Ron Matthews recommended approval contingent we receiving a survey to be approved administratively

**Seconded By:** Matt Sandifer

**Vote:**

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

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**Z-2022-04-00105 Rezoning** request by Dale Stram (applicant) and Rockhurst, LLC (owner) to rezone 10.818 acres of land from C-H to RS-3 known as The Westin Oak Major Subdivision, Preliminary Plat Plans by William J. Bodin, JR. CE, PLS dated 4/13/2022

**Public Hearing:**

**For:** NONE

**In Attendance:** NONE

**Discussion:** NONE

**City Planner Recommendation:** NONE at this time

**Motion By:** Matt Sandifer to table to the June 2, 2022 Agenda

**Seconded By:** Kylan Douglas

**Vote:**

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

**Against:** NONE

**Absent:** NONE

**Motion Approved**

VI. **PLANNING COMMISSION- Public Hearing**

**NEW BUSINESS**

**SUB-2022-04-00183 Major Subdivision Preliminary Plat** requested by Dale Stram (applicant) and Rockhurst, LLC (owner) for a 72 lot subdivision on 10.818 acres of land per Westin Oak Major Subdivision Preliminary Plat Plans by William J. Bodin, JR. CE, PLS dated 4/13/2022; Zoned C-H

**Public Hearing:**

**For:** NONE

**In Attendance:** NONE

**Discussion:** NONE

**City Planner Recommendation:** NONE at this time

**Motion By:** Matt Sandifer to table to the June 2, 2022 Agenda

**Seconded By:** Kylan Douglas

**Vote:**

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

**Against:** NONE

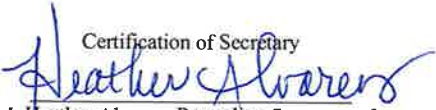
**Absent:** NONE

**Motion Approved**

**OLD 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 May 5, 2022