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


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.

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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-I

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  
Secended 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  

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