



**MINUTES - CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST.
AGENDA - Thursday, December 8, 2022 at 5:00 P.M.**

Work Session Thursday, December 1, 2022 NOON in City Council Chambers

I. CALL PUBLIC HEARING TO ORDER

The meeting was called to order by Kylan Douglas at 5:02pm

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

III. APPROVAL OF MINUTES: October 20, 2022 and November 10, 2022

Motion By: Kylan Douglas to table minutes from October 20, 2022 and November 10, 2022

Seconded By: Monica Perez

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

IV. BOARD OF ADJUSTMENT- Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

VAR-2022-11-00118 Variance request by Robert Lee Porter, Jr. (owner) and Latoya L. Porter (applicant) to waive UDC #14-5364 Article 6.3.2 (M) Street facing entrance required, located at 119 Kansas Street; Zoned RS-3.

Public Hearing:

For: No one was present to represent the case

Against: NONE

Discussion: Landrum summarized the case. There is one mobile home in this block at 109 Kansas; no other mobile homes in the area for several blocks. Matt Sandifer stated that the applicant could select a different sized mobile home to avoid the variance. He summarized what Andre Coudrain, city attorney, had stated in the work session that the variance needed the higher standard or hardship as waiving an ordinance or law. Trey St. Romain asked what is the actual hardship shown in this case rather than just an inconvenience. There wasn't a property owner present to discuss the case, and they didn't attend the work session. Douglas asked for public comments, and no one spoke.

Motion By: Matt Sandifer to table the variance request

Seconded By: Trey St. Romain

Vote:

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

Against: NONE

Motion Approved to Table

V. PLANNING COMMISSION- Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS: NONE

VI. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

Z-2022-11-00115 Expanded Conditional Use request by Candice T. Bush (owner and applicant) to allow for a mobile home located at 508 Washington Avenue per survey by William J. Bodin, PLS dated 5/18/22; Zoned RS-3.

Public Hearing:

For: Candice Bush

Against: NONE

Discussion: Candice Bush, property owner, wasn't present to discuss the case due to a work obligation; however, she presented her case at the work session the week prior. She stated she was purchasing a mobile home that would fit within the lot dimensions. Landrum stated that the property is surrounded on three sides by existing mobile homes. Sandifer pointed out that this lot is more narrow than the prior lot on Kansas Street. Landrum explained the cut-out portions of the lots where the original design was for a "town center" area, and this allows for the current lot to front Washington for access. Douglas asked for public comments, and no one spoke.

Motion By: Trey St. Romain to approve

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Motion Approved

The commission realized they forgot to add the standard conditions to the prior approval for the ECU. Landrum reviewed the conditions of the right applying only to the owner listed, of placing a mobile home that meets the HUD requirements, and of the survey becoming the official record of the lot.

Motion By: Matt Sandifer to amend the last item and to add the standard conditions to the mobile home.

Seconded By: Trey St. Romain

Vote:

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

Against: NONE

Motion Approved

Z-2022-11-00116 Expanded Conditional Use by Robert Lee Porter, Jr. (owner) and Latoya L. Porter (applicant) to allow for a mobile home located at 119 Kansas Street per survey; Zoned RS-3.

Public Hearing:

For: No one was present to represent the case

Against: NONE

Discussion: There wasn't a property owner present to discuss the case. Sandifer said the commission could vote on this item or table it. Douglas stated he would rather table since the property owner isn't here. Perez stated that this was the area without a lot of mobile homes. Douglas asked for public comments, and no one spoke.

Motion By: Matt Sandifer to table the ECU

Seconded By: Monica Perez

Vote:

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

Against: NONE

Motion Approved to Table

Z-2022-11-00117 Expanded Conditional Use by Willie J. Richardson (owner and applicant) to allow for a mobile home located at 17085 East Hoover Street per survey; Zoned RS-3.

Public Hearing:

For: Justine Walker, daughter of property owners. Mr. and Mrs. Richardson were also present

Against: NONE

Discussion: Justine Walker, daughter of the property owners, presented the application. Landrum stated that the owners are in a proposed mobile home area and are asking for the mobile home after their home had a fire. The lot dimensions allow for the mobile home front entrance to face the street. An elevation certificate will be needed because this is in a flood zone. Matt Sandifer explained the additional standard conditions on an ECU. Douglas asked for public comments, and no one spoke.

Motion By: Matt Sandifer to approve the ECU with standard conditions

Seconded By: Trey St. Romain

Vote:

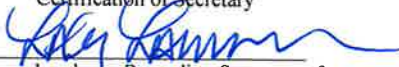
For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain

Against: NONE

Motion Approved

Motion to Adjourn: Kylan Douglas at 5:21pm. No opposition.

Certification of Secretary



I, Lacy Landrum, 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 December 8, 2022