



MINUTES - CITY OF HAMMOND
PLANNING & ZONING COMMISSION AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST
AGENDA - Thursday, February 9, 2023 at 5:00 PM

Work Session: Thursday, February 2, 2023 NOON in City Council Chambers

I. CALL PUBLIC HEARING TO ORDER

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

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

III. APPROVAL OF MINUTES: October 20, 2022; November 10, 2022; December 8, 2022; December 27, 2022

Motion By: Kylan Douglas to approved minutes dated October 20, 2022; November 10, 2022; December 8, 2022; and December 27, 2022

Seconded By: Trey St. Romain

Vote:

For: Kylan Douglas, Monica Perez, Trey St. Romain

Against: NONE

Absent: Ron Matthews

Motion Approved

IV. BOARD OF ADJUSTMENTS - Public Hearing

OLD BUSINESS:

VAR-2022-12-00120 Variance request by Frank Deffes (owner) for the location of 1119 McKaskle Drive, Zoned I-L, for the following waivers of UDC #14-5364: Article 6.3.5 (S) Street facing entrance required; Article 6.3.5 (Q) Transparency; and Article 3.4.3 (A) Metal Façade.

Public Hearing:

For: Frank Deffes, Owner

Against: NONE

Discussion: Frank Deffes explained and provided written detail of his plan modification that removes the need for a waiver of Article 3.4.3 (A) Metal Façade. A waiver of Article 6.3.5 (S) Street facing entrance required and Article 6.3.5 (Q) Transparency are items left for discussion. Deffes stated that the front door near the parking lot was necessary due to safety and accessibility for 911. Deffes requested the transparency waiver be granted due to his tenants need for blank wall storage space as well as security of items stored in the warehouse. Additional windows would affect wind load.

Motion By: Trey St. Romain to approve the variance request

Seconded By: Monica Perez

Vote:

For: Kylan Douglas, Monica Perez, Trey St. Romain

Against: NONE

Absent: Ron Matthews

VAR-2022-12-00121 Variance request by Frank Deffes (owner) for the location of 1123 McKaskle Drive, Zoned I-L, for the following waivers of UDC #14-5364: Article 6.3.5 (S) Street facing entrance required; Article 6.3.5 (Q) Transparency; and Article 3.4.3 (A) Metal Façade.

Public Hearing:

For: Frank Deffes, Owner

Against: NONE

Discussion: Frank Deffes explained and provided written detail of his plan modification that removes the need for a waiver of Article 3.4.3 (A) Metal Façade. A waiver of Article 6.3.5 (S) Street facing entrance required and Article 6.3.5 (Q) Transparency are items left for discussion. Deffes stated that the front door near the parking lot was necessary due to safety and accessibility for 911. Deffes requested the transparency waiver be granted due to his tenants need for blank wall storage space as well as security of items stored in the warehouse. Additional windows would affect wind load.

Motion By: Trey St. Romain to approve the variance request
Seconded By: Monica Perez

Vote:

For: Kylan Douglas, Monica Perez, Trey St. Romain
Against: NONE
Absent: Ron Matthews

NEW BUSINESS: NONE

V. PLANNING COMMISSION - Public Hearing

OLD BUSINESS: NONE

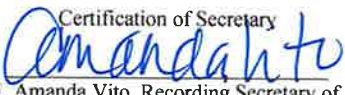
NEW BUSINESS: NONE

VI. ZONING COMMISSION - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS: NONE

Motion to Adjourn: Kylan Douglas at 5:07 pm. No opposition.


Certification of Secretary
I, Amanda Vito, 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 February 9, 2023