

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST.
AGENDA- Thursday, June 2, 2022 at 5:00 P.M.**

Work Session Thursday, May 26, 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 (P)

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

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, May 5, 2022.

Motion By: Matt Sandifer to approve April 7, 2022 and May 5, 2022

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: Trey St. Romain

Motion Approved

Motion By: Matt Sandifer to table June 3, 2021, July 1, 2021, August 5, 2021, October 7, 2021, December 2, 2021, January 6, 2022, February 2, 2022, March 3, 2022

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: Trey St. Romain

Motion Approved

IV. BOARD OF ADJUSTMENT- Public Hearing

OLD 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 based upon a conceptual plat by William J. Bodin, JR., PLS dated 4/13/2022; Zoned C-H

Public Hearing:

For: NONE

In Attendance: Sam DiVittorio, Councilman District 4

Discussion: Sandifer stated the owner/applicant requested to remove all three cases from the agenda. Panepinto asked for a brief discussion of what aspired. DiVittorio said a member of Lakewood Subdivision contacted him after finding the sought after ordinance abandoning the North 20 feet of Joe Farris Drive, by Ordinance No. 1018 recorded in the Tangipahoa Clerk of Court at COB 594, Page 18 on August 17, 1984. DiVittorio said he will keep the district updated if anything changes.

Motion By: Matt Sandifer to remove from agenda

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Abstain: Trey St. Romain

Motion Approved

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

Public Hearing:

For: Daniel Boudreaux, Hammond Police Union President

In Attendance: NONE

Discussion: Boudreaux said they rent the property out for special events and is gaining popularity therefore, parking is becoming an issue. Boudreaux explained they would like to make an additional parking area in front of the building out of limestone. They are a 501C3 nonprofit. The Board discussed the installation of limestone. Matthews questioned if they would need to come into compliance and add a concrete apron to help containment of limestone. Sandifer asked if anyone was in opposition, no one replied.

Motion By: Kylan Douglas to approve with the following conditions; 1. Must install limestone to the Building Officials recommendations and 2. Must install a concrete apron built to city standards per the Unified Development Code, Ordinance #14-5634 Section 14.3.2 and railroad ties as a barrier

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

NEW BUSINESS:

VAR-2022-05-00112 Variance request by Daniel Inman (owner) to **UDC #14-5634 Article 6.3.1 (H)** to allow 5' side setback where 10' is required for an accessory structure, per site plan located at 407 N Pine St.; zoned RS-11, Hyer-Cate Preservation District

Public Hearing:

For: Daniel Inman, Owner

In Attendance: NONE

Discussion: Inman stated he would like to move his driveway to the North side of his property and add a two-car garage. He said needs to have a five-foot setback in order to make his plan work. With meeting the 10 foot setback it would not allow you to be able to pull straight in and out. Matthews questioned the Live Oak tree, Alvarez stated Robert Morgan; The Building Official, rode out and viewed the tree. He said if properly done he could remove the roots and lay concrete. He would have to sign a mitigation report for the Live Oak Tree. Sandifer said he like to be consistent, and this lot is the correct size for the zoning requirements. Sandifer said he thinks he can make his plans work with an in-house 7.5-foot variance. Inman said the existing driveway on the South side holds the air conditioning units and a Live Oak tree on his property in its entirety that would be difficult to work around. Sandifer said he believes there are multiple ways to make this work without asking for a variance. Perez made a suggestion on how he could make his plan work without the variance. The Board continued to discuss the other options to making a plan work. Sandifer asked if anyone was there to speak on the case, no one replied. Douglas asked if any of his neighbors had an opinion, Inman said his neighbor to the North had no issues. Matthews reviewed the definition of a variance and asked Inman to review his plans and try to make it work to meet the code.

Motion By: Kylan Douglas to approve

Seconded By: NONE

Failed for lack of a Second

Motion By: Monica Perez to deny

Seconded By: Ron Matthews

Vote:

For: Matt Sandifer, Monica Perez, Ron Matthews

Against: Kylan Douglas

Abstain: Trey St. Romain

Motion Approved

VAR-2022-05-00113 Variance request by Jessica Price (Applicant) and Rent All Properties (owner) to **UDC #14-5634 Article 6.3.1 (B)** to allow 4' front setback where 25' is required per site plan dated 5/10/2022, plan located at 608 Chestnut St.; Zoned RS-5, Iowa Addition Overlay

Public Hearing:

For: Michael Price & Jessica Price, Owner

In Attendance: Louise Bostic, Adjacent Neighbor

Discussion: Price stated the house is a 100-year-old house and was built before the zoning requirements were in effect. He would like to build a set of steps going into the house and since the house is already in the setback he is asking for permission. Panepinto asked if the setback counted from the front wall of the house or the roof. Sandifer said it depends on who is reading the code and how they interpret it. Sandifer questioned if the case

should be on the agenda, The Board discussed if the setback starts under beam or wall. Perez said the UDC shows it starting at the front wall of the structure. Sandifer verified there would be no post, no porch installed, Price said there would not, just steps and an awning. Sandifer asked if anyone was there concerning this case. Bostic said the property use to be a grocery store and it is unfortunate how close it is to the road. She is uncomfortable opposing because they have improved the property tremendously. The Board discussed tabling or removing the case from the agenda and asked The Prices to contact the Building Official tomorrow.

Motion By: Ron Matthews to be withdrawn from the agenda

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

V. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

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 located in Section 27, T6S, R7E, per survey by William J. Bodin, JR., PLS dated 8/13/2021; Zoned C-H

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: Sandifer stated the applicant submitted in writing removal from agenda.

Motion By: Matt Sandifer to remove from agenda

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

NEW BUSINESS:

Z-2022-04-00107 Rezoning request by Meshach F. Samuel (owner) to rezone a 0.313 acres of land from RS-3 to C-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 F. Samuel, Owner

In Attendance: NONE

Discussion: Samuel said he has been in business for four years and is working with the Southeastern Small Business Dept. on looking for a property for him to relocate his car lot business from his personal residence. He said he was unaware of zoning restrictions when he purchased property and he will follow all city rules including installing a fence and gate. Douglas discussed an email from City Attorney; Andre Coudrain, stating rezoning this property would be considered a spot zone. Sandifer asked if anyone from the audience had any questions, Bostic asked how far this location from the University Dr. intersection is. The Commission reviewed the GIS Map and discussed proximity to the next mixed use area. Sandifer said C-N is a stretch but could see where MX-N would be a better fit for the area. Matthews said he appreciates his entrepreneurship and trying to do better but the area is zoned single family and we need to protect the interest of the entire city. They recommended speaking to Councilman, Kip Andrews on his request and possibly amending his request. After the vote there was discussion over the process of going to City Council.

Motion By: Ron Matthews recommended denial

Seconded By: Matt Sandifer

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

Z-2022-05-00108 Expanded Conditional Use request by Patricia Williams (owner and applicant) to allow for a mobile home located at 200 Reed St., per survey by Matthew R. Dupree, PLS dated 5/13/2021; Zoned C-H.

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: Sandifer stated the case was mistakenly put on the agenda, and administration requested it be removed.

Motion By: Matt Sandifer to remove from agenda

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

Z-2022-05-00109 Rezoning request by Vince Roubique (owner) and Andrew Faller (applicant) to rezone Lots 5A1-B from I-L and C-H to I-L, located at 206 Tower Drive, per survey by Andrew Faller, PLS, dated 4/27/2022; Zoned C-H and I-L.

Public Hearing:

For: Andrew Faller, applicant

In Attendance: NONE

Discussion: Faller said the current layout has one of the lots dual zoned. Owner wants to subdivide the property and rezone the northern lot to just I-L. Zoning line will line up with the property line. Sandifer asked if anyone was there on behalf of case, no one replied.

Motion By: Kylan Douglas recommended approval

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

TA-2022-05-00026 Text Amendment to UDC #14-5634 Appendix D request to amend the Planning Commission, Zoning Commission, and Board of Adjustment's meeting day to allow for a process that expedites applications to the City Council.

Public Hearing:

For: Lacy Landrum, Director of Administration

In Attendance: NONE

Discussion: Landrum said by moving the public hearing to the second Thursday of the month, it will help streamline the process of the cases that need to go before city council. The Commission discussed the request and when it would take effect.

Motion By: Matt Sandifer to recommend approval

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

VI. PLANNING COMMISSION- Public Hearing

OLD 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: Sandifer stated the applicant submitted in writing removal from agenda.

Motion By: Matt Sandifer to remove from agenda

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

NEW BUSINESS:

SUB-2022-04-00184 Minor Subdivision request by Hammond West Partners, LLC (owner) to resubdivide a 2.73-acre tract into Lot HWP-1 and HWP-2, located at 2108 & 2110 W. Thomas St., per survey by Richmond W. Krebs, PLS dated 3/20/2021; Zoned C-H

Public Hearing:

For: Gary Mutter, Hammond West Partners, LLC - Owner

In Attendance: NONE

Discussion: Mutter said they have a buyer for the strip center and they are subdividing the property to put the strip center on one lot and the Bedding Plus Warehouse on one lot. The survey shows an access servitude granted to HWP-2. Sandifer asked if anyone was on opposition, no one replied.

Motion By: Ron Matthews to approve

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

SUB-2022-05-00185 Minor Subdivision request by Vince Roubique (owner) Andrew Faller (applicant) for a redivision of Lots 4A1, 4B1, and 5A1 into 5A1-A and 5A1-B, per survey by Andrew Faller, PLS, dated 4/27/2022; Zoned C-H and I-L.

Public Hearing:

For: Andrew Faller, Applicant

In Attendance: NONE

Discussion: Faller said due to the lot size it had to come before The Commission for approval. Owner is taking the property from three lots to two lots. Sandifer asked if anyone was in opposition, no one replied.

Motion By: Monica Perez to approve

Seconded By: Kylan Douglas

Vote:

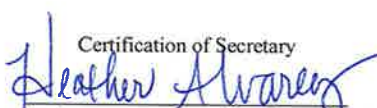
For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain

Against: NONE

Abstain: 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 June 2, 2022