



**MINUTES - CITY OF HAMMOND
PLANNING & ZONING COMMISSION AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST
AGENDA - Thursday, January 12, 2023 at 5:00 PM**

Work Session: Thursday, January 5, 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 (P), Trey St. Romain (P)

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

Motion By: Ron Matthews to table minutes from October 20, 2022; November 10, 2022; December 8, 2022; and December 27, 2022

Seconded By: Trey St. Romain

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

IV. APPROVAL OF 2023 DEADLINE & MEETING SCHEDULE

Motion By: Trey St. Romain to approve

Seconded By: Monica Perez

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

V. BOARD OF ADJUSTMENTS - Public Hearing

OLD BUSINESS: NONE

NEW 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: Ryan Logsdon, engineer representing the owner

Against: NONE

Discussion: Ryan Logsdon presented the application and requested several variances. Logsdon stated the Fire Marshall requested front door located near parking lot. Moving front door to side would allow for more landscaping. Logsdon spoke from an engineering stand point the wind load would change with the additional windows. Bringing the building to transparency requirements according to UDC compromises the structure and creates issues for future tenants. Ron Matthews asked more details about the design. Logsdon stated it is a pole barn structure. Not your typical metal framed building. Matthews asked for clarification on the percentage lacking for transparency. UDC requires 35% and project is at 14%. Discussion took place for possible solutions. Suggestions made for additional transom windows and possible wrapping of brick on corners of structure to soften the metal. Frank Deffes asked for the request to be tabled.

Motion By: Ron Matthews to table the variance request

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Motion Approved to Table

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: Ryan Logsdon, engineer representing the owner
Against: NONE

Discussion: Ryan Logsdon asked for the request to be tabled based on discussion of the prior case.

Motion By: Monica Perez to table the variance request
Seconded By: Ron Matthews
Vote:
For: Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain
Against: NONE
Motion Approved to Table

VI. PLANNING COMMISSION - Public Hearing
OLD BUSINESS: NONE

NEW BUSINESS:
SP-2022-12-01136 Major Site Plan Review request by Danny Delahoussaye (owner) and Fox-Nesbit Engineering, LLC, (applicant) to approve a site plan by Fox-Nesbit Engineering, LLC dated 12/5/2022, located at 1904 North Morrison Boulevard; Zoned C-N.

Public Hearing:
For: Scott Heil, engineer representing the owner
Against: NONE

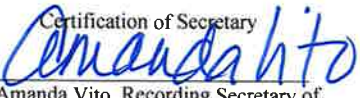
Discussion: Scott Heil presented the application and asked for the site plan to be approved. DOTD has approved entry and exit as well as drainage plan. Chuck Spangler has reviewed and approved plans. Project meets all UDC requirements.

Motion By: Monica Perez to approve the site plan
Seconded By: Ron Matthews
Vote:
For: Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain
Against: NONE
Motion Approved

VII. ZONING COMMISSION - Public Hearing
OLD BUSINESS: NONE

NEW BUSINESS: NONE

Motion to Adjourn: Ron Matthews at 5:23 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 January 12, 2023