



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

Work Session Thursday, September 1, 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)
- III. APPROVAL OF MINUTES:** June 3, 2021, July 1, 2021, August 5, 2021, October 7, 2021, December 2, 2021, January 6, 2022, August 11, 2022

Motion By: Kylan Douglas to approve August 5, 2021, October 7, 2021, December 2, 2021, January 6, 2022, August 11, 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. CHAIRMAN AND CO-CHAIRMAN VOTE

Motion By: Monica Perez to nominate Kylan Douglas as Chairman

Seconded By: Matt Sandifer

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

Motion By: Kylan Douglas nominated Ron Matthews as Co-Chairman

Seconded By: Matt Sandifer

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

V. PLANNING COMMISSION- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

SUB-2022-08-00190 Minor Resubdivision request by Sceroler Stevens, LLC (owner) and Brad Stevens (applicant) to resubdivide 4 acres into Tract 2 and Tract 3, located at 1200 CM Fagan Dr., per survey by Mark T. Chemay, PLS, dated 8/1/2022; Zoned C-H

Public Hearing:

For: Brad Stevens, Applicant

Toni Sceroler, Owner

Mark Chemay, Surveyor

In Attendance: NONE

Discussion: Stevens noted even though they share the same last name there is no relation. He said there is a purchase agreement on the storage units and they are subdividing the vacant land apart from the units. Alvarez said they are meeting all zoning requirements they have to come before the commission due to the acreage. Sandifer asked if there were any public comments, no one replied.

Motion By: Trey St. Romain to approve

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

VI. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

TA-2022-08-00027 Review and recommendation of proposed ordinance for Text Amendment to UDC Ord#14-5364 Article 2.3.4 E. Preliminary Plat Review by City Planner (7) (d) (6) to revise consideration of new passage through a residential subdivision

Public Hearing:

For: Andre Coudrain, City Attorney

In Attendance: NONE

Discussion: Coudrain said this concerns a new development requiring passage through an existing subdivision. He said this would require notice to the existing subdivision. Coudrain said he copied and pasted from the UDC the zoning requirements. This will bring focus on the impacts a new passage would have on an existing subdivision. He said The Commission has the option to change, keep it the same or not accept the recommendation. Sandifer said we already give notice, what is the need for any extra notifications. Coudrain said this is intended for all proposed subdivision, vs. the next ordinance case on the agenda is for a specific location. Sandifer asked if there was feedback on the current regulations. Sandifer read the new verbiage. Sandifer asked if anyone from the audience wanted to speak on the case, no one replied.

Motion By: Ron Matthews recommended approval

Seconded By: Trey St. Romain

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

TA-2022-08-00028 Review and recommendation of proposed ordinance regarding Joe Farris Dr. and Susan Dr. in Lakewood Subdivision; existing abandonment cannot be used as a through street or access point for new development

Public Hearing:

For: Andre Coudrain, City Attorney

Sam DiVittorio, Councilman District 4

Lacy Landrum, Director of Administration

In Attendance: Charles & Tasha Deliberto, Owner

Discussion: There was a show of hands in the audience of multiple people in favor of the case; no one spoke on the record. Coudrain said this takes the 1983 Ordinance #1018 abandonment one-step further. The new ordinance proposes the 20-foot abandonment cannot be used for a thorough street. There was also a description error in the original ordinance and Coudrain recommended the commission to require a new survey of the abandonment be completed and filed in the clerk of court. Sandifer asked if the owners are in favor, he said one of the owners are present and the other owner is the City of Hammond. The Delibertos said they are in favor of the proposed ordinance. DiVittorio asked for The Commissions support of the ordinance and said the subdivision is in favor. Landrum said this will not negatively impact the city and the property the city owns holds a sewer lift station. Sandifer asked if there were any other comments on the case, no one replied. Coudrain asked for a show of hand of who is in support, there were over 10 people in the audience who raised their hands.

Motion By: Ron Matthews recommended approval with a new survey recorded with the ordinance

Seconded By: Trey St. Romain

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

VII. BOARD OF ADJUSTMENT- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

ADJOURN: All in favor

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 September 8, 2022