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, Lady Landrigan, 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.