



**MINUTES - CITY OF HAMMOND
PLANNING & ZONING COMMISSION AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST
AGENDA - Thursday, June 8, 2023 at 5:00 PM**

Work Session: Thursday, June 1, 2023 NOON in City Council Chambers

I. CALL PUBLIC HEARING TO ORDER

The meeting was called to order by Kylan Douglas at 5:04pm

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

III. APPROVAL OF MINUTES: May 11, 2023

Motion By: Monica Perez to approved minutes dated May 11, 2023

Seconded By: Trey St. Romain

Vote:

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

Against: None

Absent: Ron Matthews

Motion Approved

IV. ZONING COMMISSION - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

Z-2023-04-00121 Rezoning request by Mimi McKee Catherall (owner) to rezone 207 South Holly Street per survey by Clifford Webb dated 2/21/1962 from RM-2 to MX-C. (District 2)

Public Hearing:

For: Mimi McKee Catherall, Owner and Michael Shamsie, Engineer

Against: Donna Spiza, Resident, Barbara Roberts, Resident, Michelle Kendall, Resident, Carol Aikman, Resident

Discussion: Michael Shamsie began by stating his position as an engineer and he represents the property owner and requests the rezoning from RM-2 to MX-C. Shamsie stated the property is currently predominantly surrounded by MX-C and is in compliance with the master plan put in place. Donna Spiza is a resident and expresses concern with rezoning. Spiza is concerned with parking should area become commercial. Spiza wishes for the neighborhood to remain residential as opposed to commercial. Michelle Kendall asked the owner what type of business would operate at the address once rezoned. Catherall stated possibly a coffee shop. Carol Aikman then asked how close this would be to her property line. Aikman asked about the sewer and grease lines and the effect they could cause. Aikman then raises questions in regards to possible noise concerns. Landrum addressed the public and explained the permitting process for businesses and that several of their questions would be addresses during that process.

Motion By: Trey St. Romain to approve the rezoning of 207 South Holly Street with the allowed use of light industrial prohibited.

Seconded By: Monica Perez

Vote:

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

Against: None

Absent: Ron Matthews

Motion Approved

Z-2023-05-00122 Rezoning request by Hammond's Best LLC (owner) and Jady Klein (applicant) to rezone 207 South Cherry Street per survey by Max Bodin, Inc. dated 4/25/23 from RM-2 to MX-CBD. (District 2)

Public Hearing:

For: Hammond's Best LLC, Owner and Jady Klein, Applicant

Against: None

Discussion: Klein opens by stating she is a resident to the area and purchased the property along with her husband and friends. Klein requests to rezone from RM-2 to MX-CBD. Explains a plan to open a children art center that will also feature retail items for sale. Then states plan to improve the home with updates without changing the structure of the building. Has plan for backyard to become a community friendly space.

Motion By: Monica Perez to approve the rezoning of 207 South Cherry Street

Seconded By: Kylan Douglas

Vote:

For: Kylan Douglas, Monica Perez, Trey St. Romain, Trey Tycer
Against: None
Absent: Ron Matthews
Motion Approved

V. PLANNING COMMISSION - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

SP-2023-04-01139 Site Plan Review request by Vince Roubique (owner) to approve a site plan by Arrow Engineering & Consulting dated 4/24/23, located at 206 Tower Drive; Zoned I-L. (District 1)

Public Hearing:

For: Vince Roubique, Owner

Against: None

Discussion: Roubique seeks approval for site plan of fourth building on site. Additional building to other three that are already on site.

Motion By: Monica Perez to approve site plan located at 206 Tower Drive

Seconded By: Trey St. Romain

Vote:

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

Against: None

Absent: Ron Matthews

Motion Approved

VI. BOARD OF ADJUSTMENTS - Public Hearing

OLD BUSINESS:

TA-2023-04-00029 Text Amendment to UDC Ord#14-5364 to amend the Hammond Unified Development Code regarding multi-family developments.

Public Hearing:

For:

Against: Michael Shamsie, Engineer

Discussion: Michael Shamsie, Engineer raises questions about the cost of 500-year culverts. Claims development costs will rise.

Motion By: Trey St. Romain to table for further discussion

Seconded By: Kylan Douglas

Vote:

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

Against: None

Absent: Ron Matthews

Motion Approved

NEW BUSINESS:

VAR-2023-04-00122 Variance request by Vince Roubique (owner) for the location of 206 Tower Drive, Zoned I-L, for the following waiver of UDC #14-5364: Article 6.3.5 (R) Blank wall area (max) 50' and Article 3.4.3 (A) Metal Façade. (District 1)

Public Hearing:

For: Vince Roubique, Owner

Against: None

Discussion: Landrum explains previous metal façade ordinances. Roubique explains blank wall faces buildings towards the east. Biggest span is 71 feet between the two doors. Other blank walls face to the north and to the south both span 81 feet. The front meets all UDC requirements.

Motion By: Trey St. Romain to approve waiver of UDC #14-5364: Article 6.3.5 (R) Blank wall area (max) 50' and Article 3.4.3 (A) Metal Façade.

Seconded By: Monica Perez

Vote:

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

Against: None

Absent: Ron Matthews

Motion Approved

VAR-2023-05-00124 Variance request by Derrick Johnson (applicant) for the location of 108 Sylve Drive, Sylve Trailer Park, Zoned RS-3, for the following waiver of UDC #14-5364: Article 3.1.4 (D) Manufacturing requirements. (District 4)

Public Hearing:

For: Derrick Johnson, Applicant and Michael Shamsie, Engineer

Against: None

Discussion: Johnson begins by requesting to move his 2007 mobile home to Sylve Trailer Park. Shamsie then begins to state HUD standards do not apply unless the unit was built before 1976. Further explains the law was changed in 2020 for building standards for mobile homes. States Mr. Johnson's mobile home meets those standards. Shamsie then states that Mr. Johnson's mobile home meets HUD standard and meets HUD's energy guidelines and therefore should be approved. Shamsie also states the ordinance is incorrect and needs to be updated.

Motion By: Monica Perez to approve waiver of UDC #14-5364: Article 3.1.4 (D) Manufacturing requirements.

Seconded By: Trey St. Romain

Vote:

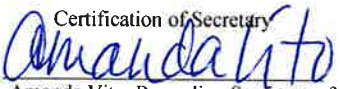
For: Kylan Douglas, Monica Perez, Trey St. Romain, Trey Tycer

Against: None

Absent: Ron Matthews

Motion Approved

Motion to Adjourn: Kylan Douglas at 5:53 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 June 8, 2023