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 (P), Trey St. Romain (P)

III. APPROVAL OF MINUTES: April 13, 2023

Motion By: Monica Perez to approved minutes dated April 13, 2023
Seconded By: Kylan Douglas
Vote:
For: Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain
Against: None
Absent: None
Motion Approved

IV. ZONING COMMISSION - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:
VAR-2023-04-00123 Variance request by Ian Chauvin (owner) for the location of 15 Whitmar Drive (District 5), Zoned RM-3, for the waiver of UDC #14-5364: Article 14.3.2 A. Design Standards.

Public Hearing:
For: Ian Chauvin, Owner and Pete Panepinto, Mayor
Against: None

Discussion: Chauvin began by apologizing for the lack of research before beginning his investment project. Chauvin spoke about the positive benefits of limestone in place of concrete. Mayor spoke about the issue with gravel, he doesn’t see the same issues with limestone. Ron Matthews gave the definition of a variance. Ron explained that financial hardship or poor project planning does not warrant a variance. Ron made a motion to deny the above variance. Kylan seconded the denial. Monica and Trey were against the denial. A new motion was made by Monica.

Motion By: Monica Perez to approve waiver of UDC #14-5364: Article 14.3.2 A. Design Standards
Seconded By: Trey St. Romain
Vote:
For: Monica Perez, Kylan Douglas, Trey St. Romain
Against: Ron Matthews
Absent: None
Motion Approved

V. PLANNING COMMISSION - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:
SUB-2023-04-00207 Minor Subdivision request by Chateau Magnolia LLC (owner) for a resubdivision of Tract-1 into Tract 1-A & Tract 1-B, per survey by Bodin & Webb Inc. dated 3/22/2023, located on M.C. Moore Road (District 1); Zoned RS-11.A.

Public Hearing:
For: Cedric Dunomes
Against: None

Discussion: Dunomes spoke about the future use of this property. The smaller tract will be used for his personal residence and the larger tract will remain. Possible future plans to subdivide into smaller lots for resale. This case comes before Planning & Zoning due to number of acres.
Motion By: Monica Perez to approve request for a resubdivision
Seconded By: Kylan Douglas

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

Motion Approved

SP-2023-04-01138 Site Plan request by Kumar LLC (owner) to approve a site plan by Pistorius Architects dated 2/20/2023, located on Vineyard Road and Conrad Anderson Drive (District 1); Zoned I-L.

Public Hearing:
  For: Neal Patel
  Against: None

Discussion: Patel’s request is to expand his current building space which is located to the north of this site. This project has been reviewed by the city engineer and is in compliance with all UDC regulations.

Motion By: Trey St. Romain to approve site plan
Seconded By: Kylan Douglas

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

Motion Approved

VI. BOARD OF ADJUSTMENTS - Public Hearing
OLD BUSINESS: NONE

NEW 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: None
  Against: None

Discussion: A motion was made for this item to be tabled. Anyone from the public was invited to attend the June 1, 2023 (NOON) work session where this text amendment will be discussed in length.

Motion By: Kylan Douglas to table amendment to the Hammond Unified Development Code
Seconded By: Trey St. Romain

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

Motion Approved

Motion to Adjourn: Kylan Douglas at 5:23 pm. No opposition.