



MINUTES - CITY OF HAMMOND
PLANNING & ZONING COMMISSION AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST
AGENDA - Thursday, May 11, 2023 at 5:00 PM

Work Session: Thursday, May 4, 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 (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 resubdivison

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 were 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:

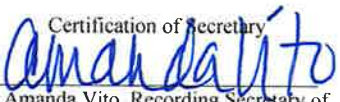
For: Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain

Against: None

Absent: None

Motion Approved

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

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 May 11, 2023