



**MINUTES - CITY OF HAMMOND
PLANNING & ZONING COMMISSION AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST
AGENDA - Thursday, August 10, 2023 at 5:00 PM**

Work Session: Thursday, August 3, 2023 NOON in City Council Chambers

I. CALL PUBLIC HEARING TO ORDER

Meeting called to order by Kylan Douglas at 5:00pm

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

III. APPROVAL OF MINUTES: June 8, 2023

Motion By: Ron Matthews to approve minutes dated June 8, 2023

Seconded By: Trey St. Romain

Vote:

For: Kylan Douglas, Ron Matthews, Trey St. Romain, Trey Tycer

Against: None

Absent: Monica Perez

Motion Approved

IV. ZONING COMMISSION - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

Z-2023-07-00123 Expanded Conditional Use request by Tasha Dameron for the location of 307 N. Oak St., Zoned RM-3, to allow the use of Real Estate office. (District 2)

Public Hearing:

For: Tasha Dameron, Applicant and Terry Gray, representing owner

Against: None

Discussion: Dameron begins by stating this property has operated as commercial use for many years despite multi-family zoning. Dameron would like to continue the commercial use for her real estate office. Gray explained that Cheryl Drago has run an electrolysis clinic and school at this property since 1999. Dameron and Gray identified multiple commercial businesses adjacent to this property.

Motion By: Trey St. Romain to approve Expanded Conditional Use

Seconded By: Ron Matthews

Vote:

For: Kylan Douglas, Ron Matthews, Trey St. Romain, Trey Tycer

Against: None

Absent: Monica Perez

Motion Approved

V. PLANNING COMMISSION - Public Hearing

OLD BUSINESS:

SUB-2023-06-00212 Minor Subdivision request by Joyce Cox to revise lot lines for Lots 1-5 and 6-A-1 into Lots 1-A through 5-A as well as Lot 6-A-1A located in Block 29 of the Barber Addition, at the intersection of South Spruce and Phoenix Square, in accordance with the preliminary survey by Max J. Bodin, dated 5/22/2023. Zoned RM-2. (District 3)

Public Hearing:

For: Joyce Cox, owner

Against: None

Discussion: Joyce Cox requested approval of the lot line revision. This case comes before Planning and Zoning due to acreage and number of lots. All lots are in accordance with UDC guidelines.

Motion By: Ron Matthews to approve

Seconded By: Trey St. Romain

Vote:

For: Kylan Douglas, Ron Matthews, Trey St. Romain, Trey Tyker

Against: None

Absent: Monica Perez

Motion Approved

NEW BUSINESS:

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: None

Discussion:

Motion By: Trey St. Romain to table

Seconded By: Ron Matthews

Vote:

For: Kylan Douglas, Ron Matthews, Trey St. Romain, Trey Tyker

Against: None

Absent: Monica Perez

Motion Approved

VAR-2023-06-00125 Variance request by Tymple Smith for the location of 903 Greenlawn Dr., Zoned RS-11 for the following waiver of UDC #14-5364: Article 6.3.1 (I) Accessory Structure Setbacks. (District 2)

Public Hearing:

For: Tymple Smith and Roy Dufreche

Against: None

Discussion: Defreche requesting a variance to waive accessory structure setback due to plans for an outdoor kitchen and open air living space. Requesting waiver of accessory structure setback from 10 feet to 3 feet. States they are in the process of making concessions with neighbor on the current fence line. Neighbor has no opposition with 3 or 5-foot setback. Claims this is a rebuild from storm damage caused by hurricane Ida. This property is in the Hyer Cate district.

Motion By: Trey St. Romain to approve

Seconded By: Ron Matthews

Vote:

For: Kylan Douglas, Ron Matthews, Trey St. Romain, Trey Tyker

Against: None

Absent: Monica Perez

Motion Approved

New Business:

VAR-2023-07-00126 Variance request by Dwayne Vicknair for the location of 604 N. Hazel St., Zoned RS-11, for the following waiver of UDC #14-5364: Article 6.3.1 (D) Principal Structure Setbacks. (District 2)

Public Hearing:

For: Mikki Vicknair, owner

Against: None

Discussion: Vicknair requested a 5-foot setback on south side to accommodate driveway. Vicknair further explains with the current position of drainage catch basins on the north side along with 3 cypress trees, more space is needed for the driveway. Vicknair has communicated with the adjacent neighbor and they are in agreeance with setback reduction.

Motion By: Trey St. Romain to approve

Seconded By: Ron Matthews

Vote:

For: Kylan Douglas, Ron Matthews, Trey St. Romain, Trey Tycer

Against: None

Absent: Monica Perez

Motion Approved

Motion to Adjourn: Kylan Douglas at 5:24 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 August 10, 2023