



**MINUTES - CITY OF HAMMOND  
PLANNING & ZONING COMMISSION AND  
BOARD OF ADJUSTMENTS MEETING  
312 EAST CHARLES ST  
AGENDA - Thursday, September 14, 2023 at 5:00 PM**

**Work Session: Thursday, September 7, 2023 NOON in City Council Chambers**

**I. CALL PUBLIC HEARING TO ORDER**

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

**III. APPROVAL OF MINUTES:** August 10, 2023

**Motion By:** Ron Matthews to approved minutes dated August 10, 2023

**Seconded By:** Trey St. Romain

**Vote:**

**For:** Kylan Douglas, Ron Matthews, Trey St. Romain, Trey Tycker

**Against:** None

**Absent:** Monica Perez

**Motion Approved**

**IV. ZONING COMMISSION - Public Hearing**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

**Z-2023-08-00124 Expanded Conditional Use** request by Laura Reid for the location of 205 N. Linden St., Zoned RM-2, to allow the use of All Personal Services. (District 2)

**Public Hearing:**

**For:**

**Against:** None

**Discussion:** Per city attorney, this business falls under home occupation and can be removed from agenda.

**Motion By:** Ron Matthews to remove item from agenda

**Seconded By:** Trey St. Romain

**Vote:**

**For:** Kylan Douglas, Ron Matthews, Trey St. Romain, Trey Tycker

**Against:** None

**Absent:** Monica Perez

**Motion Approved**

**V. PLANNING COMMISSION - Public Hearing**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

**ROW-2023-08-00013 Right of Way Revocation** request by John Montecino, Sr. to revoke the right-of-way of Brauner Street, which was never constructed by the City of Hammond, according to survey by Max Bodin, Inc. dated 8/5/2023. (District 3)

**Public Hearing:**

**For:** John Montecino, Sr., Homeowner

**Against:** None

**Discussion:** During the construction of Mr. Montecino's house, there were difficulties with an electrical line on the left side of his property. House was then shifted over. He then requested a variance to construct his driveway in the area of Brauner Street. Claims there is no longer a need for the Brauner street access due to the combination of his lots. They have an agreement with their adjacent neighbors about how the property with be separated. Right-of-way was surveyed by Max Bodin.

**Motion By:** Trey St. Romain to approve to revoke the right-of-way on Brauner Street

**Seconded By:** Ron Matthews

**Vote:**

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

**Against:** None

**Absent:** Monica Perez

**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:** None

**Discussion:** A call to the public was made to have anyone speak on the matter. No one from the public spoke. A motion was made to table to a later date.

**Motion By:** Ron Matthews to table for further discussion

**Seconded By:** Trey St. Romain

**Vote:**

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

**Against:** None

**Absent:** Monica Perez

**Motion Approved**

**NEW BUSINESS:**

**TA-2023-07-00030 Text Amendment** to UDC Ord#14-5364 to amend the Hammond Unified Development Code regarding reception/banquet halls.

**Public Hearing:**

**For:** Derrick Baham, Owner of The Blvd

**Against:** None

**Discussion:** Derrick Baham was present from the public. Wanted further clarification after receiving notice in mail. States he follows how Knights of Columbus operates and uses them to model his own reception/banquet halls. Mr. Baham explains his process and steps he takes when organizing events on his property. A motion was made to table discussion and remind the public of the special work session on 9/22/23 at 8:00 A.M.

**Motion By:** Kylan Douglas to table for further discussion

**Seconded By:** Trey St. Romain

**Vote:**

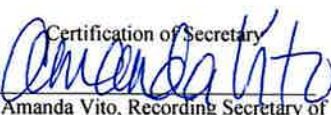
**For:** Kylan Douglas, Ron Matthews, Trey St. Romain, Trey Tycer

**Against:** None

**Absent:** Monica Perez

**Motion Approved**

**Motion to Adjourn:** Kylan Douglas at 5:25 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 September 14, 2023