

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS
AND BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
REVISED AGENDA-Thursday January 9, 2020
5:00 P.M.**

**Work Session Meeting – Monday January 6, 2020-NOON
219 E. Robert St. Hammond, LA 70401**

WORK SESSION DISCUSSION:

- I. Discussion of the Morrison St. corridor to encourage artistic landscaping elements**

PUBLIC HEARING MEETING:

- I. CALL PUBLIC HEARING TO ORDER**

- II. ROLL CALL:** Jimmy Meyer (A), Matt Sandifer (P), William Travis (P),
Jeffrey Smith (P), Kylan Douglas (P)

- III. APPROVAL OF MINUTES** – December 5, 2019

Motion By: Jeffrey Smith to table

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer

Motion Approved

- IV. APPROVAL OF 2020 Deadline & Meeting Schedule**

Motion By: Jeffrey Smith to approve

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer

Motion Approved

Matt Sandifer requested to rearranging the agenda to move The Board of Adjustments Last and the CT Homes request last

Motion By: William Travis to rearranging

Second By: Jeffrey Smith

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer

Motion Approved

- V. ZONING COMMISSION AGENDA-Public Hearing**

OLD BUSINESS:

NONE

NEW BUSINESS:

Z-2019-12-00067 Annexation request by Richard Witham (applicant) & Farris Family LLC (owner) to annex 0.562 acres a part of assessment #1877305 located at 2307 W. Thomas St. to be zoned C-H and in City Council District #4 in accordance with survey by Wm. J. Bodin Jr.

Public Hearing:

Representing: Tom Pistorious, Architect

In Attendance:

Discussion: Pistorious said he is handling the mini-partition, and the new owner want to annex his part into the city limits. This piece will tie into city sewer and water. Schillace explained the procedures for annexing into the city. The Commission discussed annexing the entire piece of property. Sandifer asked if anyone had comments or objections, no one replied.

Motion By: William Travis recommended approval

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer

Motion Approved

Z-2019-12-00068 Rezoning request by STOA Holdings LLC to rezone 3 parcels being 25.640 acres fronting on Bauerle Road from RS.11-A to MX-N in accordance with survey by Lester A. McLin Jr.

Public Hearing:

Representing: Toby Easterly, STOA Holdings, LLC

In Attendance: Mary Lavigne, adjacent land owner on Hewitt
Chris Chrisman, 1506 Varisco Ln.
Greg Domiano, Property owner on Bauerle
Gerry Bauerle, Property owner on Bauerle

Discussion: Easterly is asking to rezone 3 parcels to MX-N for a multi-family project. Jeffrey Smith recused himself from this case due to working with the company on another project. Schillace said the city has a great working relationship with working well with the city. Easterly wants to improve area and access into the area. Easterly said when they have the opportunity they like to make a commercial setting before entering into the gated complex. In the past they have dentist and retail office spaces, he also noted they try to exceed requirements and expectations. Lavigne said she is excited about this project just questioning drainage. Easterly said they would perform a drainage study and meet the city requirements. Most of the property drains to the south, this project will have a tremendous amount of subsurface. Chrisman said this property drains onto his property. He is very concerned about the new construction flooding his property. Schillace said Varisco Ln is not a city maintained street, it is privately owned. There was discussion about the drainage, retention pond and contacting Robert Morgan, with the Streets Dept. for further discussion. Schillace said drainage plans have to show the grades around them, they will have to show they are not shedding water on your property. Domiano said he owns rent houses on the side of Home Dept. and he is pumping raw sewer into the ditch. Gaiennie said there is going to be a lift station and there was discussion on can they possibly put one in big enough to handle the streets. Baurle said there is no sewer on that road. He questioned what type of houses will be built, Easterly said it is a 3 story garden style luxury apartment that will be a gated. Smith questioned if the south piece would be developed, Easterly said not at the moment.

Motion By: Kylan Douglas recommended approval

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Kylan Douglas

Abstain: Jeffrey Smith

Absent: Jimmy Meyer

Motion Approved

VI. PLANNING COMMISSION AGENDA- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

SUB-2019-12-00115 Minor Resubdivision request by Jamestown Properties, LLC to resubdivide Lots 5-8 into Lots 5A, 6A, 6B, 7A, & 8A of the Hundred Oaks Subdivision in accordance with survey by Lester A. McLin Jr. dated 12/9/2019; RS-11

Public Hearing:

Representing: Jennifer Lee, Attorney for Jamestown Properties, LLC

In Attendance:

Discussion: Lee discussed the process this subdivision has gone through to get to this point. She said it was always the intent to subdivide these lots. There was a hold up on including these lots on the previous survey due to figuring out the L- turnaround. Sandifer questioned if everything was approved with turnaround and it was stated yes. Smith asked to see the plans for the turnaround. The Commission discussed the plans that were provided. Smith asked for more

detailed plans. Schillace said the plans were approved by Chuck Spangler and it will be built to city standards. Sandifer asked if the ally way will be paved, Douglas said it is proposed to be paved. Schillace stated they are exceeding the lot size requirements.

Motion By: William Travis to approve, Jeffrey Smith added proviso that the turnaround be built as a L Turn around and to city standards

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer

Motion Approved

VII. BOARD OF ADJUSTMENTS AGENDA-Public Hearing

OLD BUSINESS:

VAR-2019-11-00066 Variance request by Chick-fil-a to **UDC#14-5364 Article 14.3.2** to allow temporary gravel parking area for employees located at 1955 SW Railroad Ave. in accordance with site plan by Atkins; Zoned C-H

Public Hearing:

Representing:

In Attendance:

Discussion: Schillace said she spoke to Chick-Fil-A after the work session and relayed the information that was requested, they stated they need more time and will contact us when they are ready.

Motion By: Jeffrey Smith to remove the case from agenda

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer

Motion Approved

NEW BUSINESS:

VAR-2020-01-00069 Variance request by Pride Network to waive UDC#14-5364 Article 14.3.2 to allow limestone for equipment laydown yard located at 1513 Corbin Rd.; Zoned MX-C

Public Hearing:

Representing: Hunter McAlister, NTS Communications

In Attendance:

Discussion: McAlister said they own 2 lots next to each other and want to extend the current limestone lot over to the next lot. They need to extend the storage space. McAlister said they will landscaping and the entire property will be fenced in. They are currently working on drainage proposal. The Board discussed current zoning and usage, and what type of containments are allowed. McAlister said they are using this to store their fiber facilities, they will not access it through Corbin Rd.

Motion By: Jeffrey Smith to approved with the following conditions; 1. Provide an approved drainage plan, 2. Provide a barrier to contain the limestone approved by the building dept., 3. Must use 6/10 grade limestone

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer

Motion Approved

Matt Sandifer recused himself from this case and left the building. William Travis conducted Public Hearing

VAR-2019-12-00067 Variance request by CT Homes (applicant) to waive UDC#14-5364 Article 14.3.2 to allow limestone parking for CASA located at 1506 W. Church St.; Zoned MX-N

Public Hearing:

Representing: Paul Titus, CT Homes

In Attendance: Rob Carlise

Discussion: Titus said his company is building the new CASA house and do not want the driveway/parking area close to the road. The driveway will consist of concrete, a walk-way with concrete and concrete handicap parking they are asking for limestone throughout. Due to the nature of the business they are asking for a nice natural feel with a large landscape buffer from road. Titus also said the limestone will help ease the drainage. The Board and Titus discussed the dynamics of the parking lot. Douglas asked how many parking spots are being paved, Titus said the 2 handicap. Douglas requested more parking spots be paved.

Motion By: Kylan Douglas to approve the request with the following condition; provide two additional concrete parking pads and landscape islands. These must be shown on your site plan.

Seconded By: Jeffrey Smith

Vote:

For: William Travis, Jeffrey Smith, Kylan Douglas

Absent: Jimmy Meyer, Matt Sandifer (recused)

VIII. ADJOURN: All in favor

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS
AND BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
REVISED AGENDA-Thursday March 5, 2020
5:00 P.M.**

**Work Session Meeting – Thursday February 27, 2020-NOON
219 E. Robert St. Hammond, LA 70401**

PUBLIC HEARING MEETING:

I. CALL PUBLIC HEARING TO ORDER

II. ROLL CALL: Jimmy Meyer (P), Matt Sandifer (P), William Travis (P),
Jeffrey Smith (A), Kylan Douglas (P)

Also In Attendance: CC Gaiennie; Building Dept. Director, Heather Alvarez; Secretary, Tracie Schillace; Planning Coordinator

APPROVAL OF MINUTES – December 5, 2019 & January 9, 2020

Motion By: William Travis to approve both December 5, 2019 & January 9, 2020

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

Against: No One

Absent: Jeffrey Smith

Motion Approved

III. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

Z-2020-02-00070 Annexation request by Express Oil Change & Tire Engineers (Applicant) & One Ninety Corp. (owner) to annex Tract A-1-B (0.830 acres) of the One Ninety Corp Mini Partition a part of assessment#1876902 located at 2613 W. Thomas St. to be Zoned C-H and in City Council District #4 in accordance with survey by Dennis L. Gowin dated 1/20/2020

Public Hearing:

For: Tommy Buckle, Duplantis Design Group

In Attendance:

Discussion: Buckle said they are asking to annex into the city limits so they are able to access city utilities. Schillace went over the process to annex into the city. Meyer asked if the zoning would match what is in line along W. Thomas, yes it is C-H. Meyer asked if anyone was in opposition, no one replied.

Motion By: William Travis recommended approval

Seconded By: Kylan Douglas

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

Against: No One

Absent: Jeffrey Smith

Motion Approved

Z-2020-02-00071 Expanded Conditional Use request by Kinchen Investments LLC (Owner) and Paula Middleton (applicant) to allow placement of a Manufactured Home meeting all code requirements to be placed on Parcel 3B located at 1104 Harvey St. in accordance with survey by Wm. J. Bodin Jr.; Zoned RS-3

Public Hearing:

For: No One

In Attendance: No One

Discussion: Schillace stated 6 months ago The Commission approved the applicants sister to move a mobile home on the lot next to this one. She said this mobile home would meet all setbacks and requirements. She stated there are multiple mobile homes in the area. Meyer asked if anyone was in opposition, no one replied.

Motion By: Kylan Douglas recommended approval

Seconded By: William Travis

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

Against: No One

Absent: Jeffrey Smith

Motion Approved

IV. PLANNING COMMISSION AGENDA- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

SP-2020-02-00763 Major Site Plan request by STOA Holdings, LLC to approve site plan for “The Waters at Hammond” multi-family development located on 1600 Bauerle Rd in accordance with site plan by McLin Taylor, Inc.

Public Hearing:

For: Toby Easterly, representative for STOA Holdings, LLC

In Attendance: Jerry Bauerle, adjacent property owner

Greg Domiano, adjacent property owner

Discussion: Easterly stated this is for the same multi-family development that was rezoned in January. Schillace explained the process of the request including the variance. The Commission discussed the site plan layout. Bauerle stated with such a large commercial project what would happen to the current road. He said he has nothing against the project he is concerned about the amount of traffic it will bring. The Commission discussed the road condition and what would/could be done for expansion. Easterly said they are considering subsurface drainage and widening the road. They like to look at what is practical and plan for the growth in area. Sandifer asked if the Mayor was involved in any discussion, it was stated yes. Easterly and The Commission discussed the possibilities. Domiano asked if when the road is expanded would they confiscate the owner’s property. It was discussed and noted there is an existing right of way that could possible cover the expansion. Meyer asked if there was any opposition, no one replied.

Motion By: William Travis to approve

Seconded By: Kylan Douglas

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

Against: No One

Absent: Jeffrey Smith

Motion Approved

SP-2020-02-00764 Major Site Plan request by XIAO Land Development to approve site plan for “Airborne Extreme of Hammond” indoor recreational facility located at 1009 CM Fagan Dr. in accordance with site plan by McLin Taylor, Inc.

Public Hearing:

For: Mike Rayborn, Stirling Properties

In Attendance: Tim Moffett, adjacent neighbor

Discussion: Rayborn said there is an Airborne Extreme located in Denham Springs and the owner wants to bring this success to Hammond. Rayborn said at the work session meeting, Jeffrey Smith requested they remove the parking in front of the building and they did. A new site plan was presented. Sandifer questioned drainage, Rayborn said it is proposed to be all subsurface and retainage in the culverts on CM Fagan. Schillace said for the record an adjacent neighbor, Ed Hoover, called and was in favor of this plan. Schillace noted the original site plan did meet the required setbacks, and after review, they found the sewer lines in the way. Therefore, they needed to adjust and ask for the variance request.

Motion By: William Travis to approve per the revised site plan

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

Against: No One

Absent: Jeffrey Smith

Motion Approved

V. BOARD OF ADJUSTMENTS AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

VAR-2020-02-00071 Variance request by STOA Holdings, LLC to waive **UDC#14-5364 Article 6.3.3 Build to Area** according to site plan for “The Waters at Hammond” located at 1600 Bauerle Rd. by McLin Taylor, Inc.

Public Hearing:

For: Toby Easterly

In Attendance:

Discussion: Schillace stated the way the lots are set up to have the commercial in the front it does not leave enough room to meet the required setback for the apartment complex. She also noted the lot sizes exceed the required amount. Meyer asked if there was any opposition, no one replied.

Motion By: Kylan Douglas to approve

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

Against: No One

Absent: Jeffrey Smith

Motion Approved

VAR-2020-02-00072 Variance request by Airborne Extreme of Hammond to waive **UDC#14-5364 Article 6.3.3 Build to Area & Building Mass** located at 1009 CM Fagan Dr. in accordance with site plan by McLin Taylor, Inc.

Public Hearing:

For: Mike Rayborn, Stirling Properties

In Attendance: Tim Moffett, adjacent neighbor

Discussion: Rayborn said due to the city sewer line they are unable to meet the required setbacks. Moffett questioned the height of the building. Schillace said due to the zoning they are allowed to build up to 45 feet tall and three stories.

Motion By: William Travis to approve

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

Against: No One

Absent: Jeffrey Smith

Motion Approved

VAR-2020-02-00073 Variance request by Matt Cohn (Home Instead Senior Care) to waive **UDC#14-5364 Article 6.3.4** primary street max setback located at 15726 Professional Plaza in accordance with site plan by Mark C. Matthews Architect.

Public Hearing:

For: No One

In Attendance: No One

Discussion: Schillace said these are the last two lots left on Professional Plaza and one of them only has approximately 20 feet of road frontage. Meyer asked if both lots would be used for the business, Schillace answered, in the future yes. Right now the site plan only shows one lot. Meyer asked if everything on the street is set back, Schillace confirmed yes. Travis questioned if this is for both lots, Schillace said no it is for one. Schillace and The Board discussed the need to grant the variance on both lots. It was confirmed it would be needed.

Motion By: Kylan Douglas to approve the above request and to include the adjacent lot at 15736 Professional Plaza

Seconded By: William Travis

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

Against: No One

Absent: Jeffrey Smith

Motion Approved

Meyer said he received a call from an adjacent neighbor to the new Michael's Seafood location and asked for the city to check on the water drainage. Gaiennie said he is aware of it.

VI. ADJOURN: All in favor

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS
AND BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
REVISED AGENDA-Thursday June 4, 2020
5:00 P.M.**

**Work Session Meeting – Thursday May 28, 2020-NOON
219 E. Robert St. Hammond, LA 70401**

PUBLIC HEARING MEETING:

I. CALL PUBLIC HEARING TO ORDER

II. ROLL CALL: Jimmy Meyer (A), Matt Sandifer (P), William Travis (P),
Jeffrey Smith (P), Kylan Douglas (P)

ALSO IN ATTENDANCE: CC Gaiennie; Building Dept. Director, Heather Alvarez; Secretary, Tracie Schillace; Planner Coordinator

APPROVAL OF MINUTES – March 5, 2020

Motion By: Kylan Douglas to approve

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Kylan Douglas

Abstain: Jeffrey Smith

Absent: Jimmy Meyer

Motion Approved

III. BOARD OF ADJUSTMENTS AGENDA-Public Hearing

OLD BUSINESS:

NONE

Matt Sandifer notified everyone Duplantis Design was running late.

William Travis motioned to move their case last under the Board of Adjustment Agenda

Jeffrey Smith Seconded the motion

All in favor, Motion Approved

NEW BUSINESS:

VAR-2020-03-00074 Variance request by Duplantis Design Group to waive **UDC#14-5364 Article 6.3.4 CH Build-to-Area** for street setback max of 15' located at 2613 W. Thomas St. according to site plan by Duplantis Design Group

Public Hearing:

For: Tommy Buckle, Duplantis Design Group

In Attendance: No One

Discussion: Buckle is here on behalf of Express Oil Change. He said the current code requires the building to sit no more than 15 feet from the Highway and that is not conducive for this style of business. He asked for permission to set the building further back. The Board discussed the traffic flow and how cars could not back up into the street. Smith questioned the layout and Buckle explained the drainage and dry retention pond. Sandifer asked if there was any public input, no one responded.

Motion By: Kylan Douglas to approve

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Absent: Jimmy Meyer

Motion Approved

VAR-2020-05-00075 Variance request by Dameron Development LLC to **UDC#14-5364 Article 6.3 RS-11 Min Area** to allow proposed Lot A-1 total min sq ft area to be 10,083 sq ft and proposed Lot A-2 to be 10,042 sq ft where 11,250 sq ft is required located at 300 N. Linden St.; Zoned RS-11 & Hyer Cate Overlay

Public Hearing:

For: Jeff Dameron & Tasha Dameron, owners

Letter of support: Dorothy Purser, Hyer-Cate Overlay, 507 N. Pine St.

Mona Crapanzano, Adjacent Neighbor, 805 W. Robert St.

Dayna Moreno, Adjacent Neighbor, 801 W. Robert St.

In Attendance: Gregory Nothacker, Adjacent Neighbor, 800 W. Robert St.

Doug Johnson, 611 W. Church St.

Discussion: It was announced The Planning Dept. received 3 letters of support from adjacent neighbors and copies were forwarded to the Board of Adjustments. Sandifer explained there is another case with this property under the Planning Commission Agenda to subdivide the lots. J. Dameron said he is considering downsizing and would like to build at this location. After drainage issues were brought up at the work session, Dameron met with the Streets Dept. Superintendent, Robert Morgan and Webb Anderson from Spangler Engineer. He said he hired Max Bodin to design a drainage plan that would benefit the area. The Board along with The Dameron's discussed the possible drainage problem and solutions. Travis said this drainage issue does not fall solely on The Damerons; the city is accountable for some of it. Smith mentioned this case is about the size of the lot not about the drainage. Nothacker stated he is worried about the drainage in area, but not against The Damerons request. He handed out pictures of his yard after a heavy rain, noting it holding water. (These pictures are saved on the file drive and printed in the file folder) Johnson said he has studied the drainage in the area since 2008 and put in underground pipes to help his water drain. He stated he would love for The Damerons to develop the area, and believes it would be an asset. He is concerned with the city drainage system and suggested the Hazel St. Canal be cleaned. Smith said for the record, he spoke with Dr. Frank Henchy at 801 W. Church St and he did not have an issue with the request.

Motion By: William Travis to approve

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Absent: Jimmy Meyer

Motion Approved

VAR-2020-05-00076 Variance request by Georgia Lisotta to UDC#14-5364 Article 6.3 RS Min Area to allow proposed lots to have a total min sq ft area to be 7,500 sq feet and 10,000 sq feet where 11,250 sq ft is required located at 809 W. Church St; Zoned RS-11 & Hyer Cate Overlay

Public Hearing:

For: Phillip & Babetta Daigle, 900 W Church St. phoned in on 06/01/2020 at 2pm and questioned request. Stated as long as they are not rezoning to allow apartments they had no issues with request.

In Attendance: No One

Discussion: Schillace said the owner had a prior engagement and could not be there. Schillace explained the property was once 2 lots and it was resubdivided to make the one lot. Now the owner wants to go back to the two lots. This property backs up to The Dameron property. Sandifer asked for any public input, no one replied.

Motion By: William Travis to approve

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Absent: Jimmy Meyer

Motion Approved

IV. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

Z-2020-03-00072 Expanded Conditional Use request by Ramona Holland (applicant) Lula Cosby (owner) to allow placement of a manufactured home meeting all code requirement to be located on Lots 13 & 14 Square 8 Greenville Park Subdivision at 120 W. Newman St.; Zoned RS-3

Public Hearing:

For: John Holland, Spouse to Applicant

In Attendance: No One

Discussion: Holland stated he and his wife are purchasing the property and want to move a mobile home on it to live in. Sandifer asked if this was located in a proposed mobile home area, Schillace stated no. Sandifer explained the ECU process to Holland. Sandifer asked for any public input, no one responded.

Motion By: William Travis recommended approval with the following conditions;

1. The manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards,
2. The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy or ownership by Ramona Holland.

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Absent: Jimmy Meyer

Motion Approved

Z-2020-03-00074 Rezoning request by Best Team in Town, LLC to rezone Lot 6 Block 78 Hyer-Survey located 304 S. Oak St. from RM-2 to MX-C in accordance with survey by Brett J. Martin dated 3/9/2020

Public Hearing:

For: Brett Martin, Best Team in Town, LLC

In Attendance: No One

Discussion: Martin said he purchased the property with the intent to repair the house, once starting he realized there was no way to repair it. They are going to tear it down and want to build new rental units comparable to what is next door and what is being built down the street. In order to build the units the property needs to be rezoned to match existing mixed-use zoning. Sandifer asked for any public input, no one responded.

Motion By: Jeffrey Smith recommended approval

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Absent: Jimmy Meyer

Motion Approved

Z-2020-05-00075 Expanded Conditional Use request by Timothy S. Shoaf (LRB, LLC) to amend Ordinance #16-5481 to allow change in the occupancy for the allowed microbrew pub located on Parcel 2 being 1110 CM Fagan Drive from Joseph Ribando III to Timothy S. Shoaf; Zoned C-H

Public Hearing:

For: Timothy Shoaf, Applicant

Joseph Ribando, Owner

In Attendance: No One

Discussion: Shoaf stated he would like to purchase the brewery. Sandifer explained how the Expanded Conditional Use was granted to Ribando, and that is why it now has to come before

The Commission and The Council for approval to transfer. Sandifer stated this was never intended to become a bar. Shoaf agreed he would keep business as is. Sandifer asked for any public comment, no one responded.

Motion By: Kylan Douglas recommended approval

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Absent: Jimmy Meyer

Motion Approved

V. PLANNING COMMISSION AGENDA- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

SUB-2020-04-00119 Minor Subdivision request by South Railroad Ave LLC to re-subdivide Tract 1-A into Tracts 1-A-1 and Tract 1-A-2 located at 1400 SW RR Ave in accordance with survey by Wm. J. Bodin Jr. dated 4/12/2020; Zoned CN, DDD

Public Hearing:

For: Angie Emard, on behalf of the owner

In Attendance: No One

Discussion: Emard stated the owner would like to subdivide the property per the survey. Schillace said the resubdivide meets all city requirements and the only reason it has to come before the commission is because of the lot size. Smith questioned what the proposed development is; Schillace said a possible housing development. Schillace stated there is a cross easement agreement to access the back lot. Sandifer asked if there was any public input, no one responded.

Motion By: Jeffrey Smith recommended approval

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Absent: Jimmy Meyer

Motion Approved

SUB-2020-05-00075 Minor Subdivision request by Dameron Development LLC to re-subdivide Lot A of Block 142 Cate Addition into Lot A-1 & Lot A-2 Block 142 Cate Addition located at 300 N. Linden St; Zoned RS-11, Hyer-Cate Overlay

Public Hearing:

For: Tasha & Jeff Dameron, owner

In Attendance: No One

Discussion: Sandifer stated this case is to resubdivide the property. He asked if there was any public input, no one replied. Sandifer questioned if he could add a condition to his motion, Schillace stated yes.

Motion By: Matt Sandifer to approve with the following condition; the drainage plan must be approved by the city engineer.

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Absent: Jimmy Meyer

Motion Approved

VI. ADJOURN : All in favor

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS
AND BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
AGENDA-Thursday July 2, 2020
5:00 P.M.**

**Work Session Meeting – Thursday June 25, 2020-NOON
219 E. Robert St. Hammond, LA 70401**

PUBLIC HEARING MEETING:

I. CALL PUBLIC HEARING TO ORDER

II. ROLL CALL: Jimmy Meyer (P), Matt Sandifer (P), William Travis (P),
Jeffrey Smith (P), Kylan Douglas (P)

Also In Attendance: CC Gaiennie; Building Dept. Director, Heather Alvarez; Secretary, Tracie Schillace, Planning Coordinator

APPROVAL OF MINUTES – June 4, 2020

Motion By: Jeffrey Smith to approve

Seconded By: William Travis

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

III. BOARD OF ADJUSTMENTS AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

IV. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

Z-2020-05-00076 Expanded Conditional Use request by Vashaun L. Moore to allow placement of a manufactured home meeting all code requirements on Lots 8 & 9 Blk 10 Greenville Park Subdivision located at 108 & 110 W. Louisa West; Zoned RS-3

Public Hearing:

For: Vashaun Moore, Owner

In Attendance: No One

Discussion: Alvarez stated she received a phone call from Marvin & Carolyn Mitchell, adjacent Neighbors at 115 W. Louisa W, 916-802-6336 questioning the request. They wanted it noted for record they are against a mobile home in the area. They own the property but do not currently live in it. Moore said he owns the property and would like to move a mobile home on the land for him to live in. Moore went to his neighbors and asked them sign a petition saying they had no issues with a mobile home being moved onto the property. The petition is scanned and saved in the file. Sandifer asked if the lots were cleared of debris, Moors answered yes. Sandifer explained the conditions of the ECU. Smith asked if this is located in a proposed mobile home area, Schillace stated no. Sandifer said per the map there is a split of mobile homes and single family homes in the area. The Commission discussed. Smith asked for a recommendation from the Planning Dept. Schillace stated it goes against the UDC Zoning Code and she recommended denial. Meyer asked if there were other ECU's in the area approved and Schillace stated yes.

Motion By: Kylan Douglas recommended approval, with the following conditions;

1. This approval shall be with the understanding that such use is a personal right that expires upon a change in ownership of Vashaun Moore; and
2. Must meet all placement requirements for a manufactured home.

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

Against: Jeffrey Smith

Motion Approved

Z-2020-06-00077 Expanded Conditional Use request by Dianne W. Hooks to allow placement of a manufactured home meeting all code requirements on Lot 20 Rosehill Park Subdivision located at 2401 Center Ave.; Zoned RS-3

Public Hearing:

For: Dianne Hooks, Owner

In Attendance:

Discussion: Hooks said she would like to move a mobile home on her property to live in. Schillace stated this property is located in a proposed mobile home area. She also said there are abandoned vehicles on the lot. The Commission discussed the vehicles. Sandifer explained the conditions of the ECU. Meyers asked if anyone was in opposition, no one replied.

Motion By: William Travis recommended approval, with the following conditions;

1. This approval shall be with the understanding that such use is a personal right that expires upon a change in ownership of Dianne Hooks; and
2. Must meet all placement requirements for a manufactured home.
3. The abandoned cars be removed from the property.

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

V. PLANNING COMMISSION AGENDA- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

SUB-2020-06-00128 Minor Subdivision request by Wallace & Barbara Adams to resubdivide Lot 29 Blk 1 of Westin Oaks Subdivision into Parcel A & Parcel B located at 115 Robin Hood Drive in accordance with survey by Randall W. Brown dated June 2, 2020; Zoned C-H

Public Hearing:

For: Matthew Crain, on behalf of McMath Construction

In Attendance:

Discussion: Schillace explained they are subdividing and purchasing a piece of property to build new classrooms for the school. Smith asked if this will eliminate the portable buildings, Schillace said yes. Meyer asked if there was any opposition, no one replied.

Motion By: Matt Sandifer to approve

Seconded By: William Travis

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

VI. ADJOURN: All in favor

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS
AND BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
REVISED AGENDA-Thursday August 6, 2020
5:00 P.M.**

**Work Session Meeting – Thursday July 30, 2020-NOON
CITY COUNCIL CHAMBERS**

PUBLIC HEARING MEETING:

I. CALL PUBLIC HEARING TO ORDER

II. ROLL CALL: Jimmy Meyer (P), Matt Sandifer (P), William Travis (P),
Jeffrey Smith (P), Kylan Douglas (P)

Also In Attendance: CC Gaiennie; Building Dept. Director, Tracie Schillace; Planner Coordinator, Heather Alvarez; Secretary

APPROVAL OF MINUTES – July 2, 2020

Motion By: Jeffrey Smith to approve

Seconded By: Kylan Douglas

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

III. BOARD OF ADJUSTMENTS AGENDA-Public Hearing

OLD BUSINESS:

VAR-2020-01-00070 Variance request by Kinship Partnership LLC to UDC#14-5364 Article 6.3.1 to allow 3 lots at 65' where 75' is required (lots currently 50') located at 44084 Parker Blvd. in accordance with survey by Andrew N. Faller; Zoned RS-11

Public Hearing:

For: Mary Lavigne, representative for Kinship Partnership, LLC

In Attendance: Ruben & Pamela Villagran, adjacent neighbor

Discussion: Lavigne said they are splitting an abandoned right of way and adding it into three lots that are currently 50 foot across, making them have 65 foot frontage. With the depth, they will meet the zoning square footage requirements. Smith questioned if fire trucks would be able to fit using the L turn around? Schillace said Chuck Spangler, City Engineer, reviewed and approved the construction plans. Villagran questioned where the alleyway was located. P. Villagran voiced a huge concern about the traffic on the Blvd. She said it is impossible to pass with the construction trucks going up and down. Meyer and Sandifer discussed and Gaiennie said he would speak with the developer/contractors. R.Villagran also said he is concerned about the elevation of the new houses be higher than his and culverts are not being cleaned and are blocked with construction debris. Gaiennie said he would handle getting them cleared along with checking on the ones on Old Covington Hwy. Gaiennie also said there would be swells on each lot to retain the water. Smith questioned Villagran if he had issues with the variance request; he said he does not understand what they are doing. Meyers explained request. It was stated the turnaround would be completed within 1 year with a performance bond. Villagran asked what happened to making Parker Blvd a one way; it was discussed and found there was a sewer line running through the property prohibiting it. Meyer asked if there was any public comment, no one replied.

Motion By: Matt Sandifer to approve

Seconded By: Kylan Douglas

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

NEW BUSINESS:

VAR-2020-07-00077 Variance request by Laronda Varnado to waive UDC#14-5364 1) unapproved lot of record, 2) more than 1 residential structure on a lot, 3) front facing door for proposed manufactured home located at 202 S. Scanlan St.; Zoned RS-3

Public Hearing:

For: Laronda Varnado, applicant

In Attendance: Samuel Paul, 105 Perry Ln.

Discussion: Varnado said there was a vacant house owned by her grandmother that she demolished. Now she would like to move a mobile home where the house was located. Meyer asked if she contact the city before tearing down the house and starting this process. Varnado said she did not. It was noted she did not received any permits for that process. Schillace said there are two other mobile homes at this location; one is in question of its location. The Board discussed the situation along with a possible right of way issue. Meyer explained to Varnado she must have a survey showing the location of the mobile homes for them to proceed any further. The Board stated the property would have to be subdivided to meet the requirements of one structure per lot. It was noted this property is not located in a proposed mobile home area. Paul said he believes there are two lots there, not one. He also stated he had no issue with the request.

Motion By: Jeffrey Smith to table until we receive the survey

Seconded By: Jimmy Meyer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

IV. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

Z-2020-07-00078 Expanded Conditional Use request by Laronda Varnado to allow placement of a manufactured home to be placed on .58 acre of the Ethel Varnado Est. being a survey by Robert G. Barrilleaux located at 202 S. Scanlan St.; Zoned RS-3

Public Hearing:

For: Laronda Varnado, applicant

In Attendance:

Discussion: It was said again, Varnado needs a survey to move forward.

Motion By: Matt Sandifer to table

Seconded By: Jeffrey Smith

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

TA-2020-07-00019 Text Amendment to revise **UDC#14-5364 Article 6.1.3 Mixed Use A. Allowed Uses**, add approved construction routes for developments, and add a damage clause to city property.

Public Hearing:

For:

In Attendance:

Discussion: Schillace stated there are 3 different text amendments here, 1. To change MX-N uses, 2. Approving construction routes for developments 3. Add a damage clause for city property. The Commission discussed the different uses for MX-N and MX-C, Smith stated there are only two uses that differentiate between the two zoning codes. They want to make MX-N more neighborhood friendly with only allow business to open until 5P, while residents are not home.

Schillace said as an example, when Home Depot started building they damaged some city streets (which they also repaired) so we now want the developers/contractors to put in writing there delivery routes. It needs to be in writing they are aware they will be responsible to repair any damage.

Motion By: Jeffrey Smith to approve all 3 text changes

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

V. PLANNING COMMISSION AGENDA- Public Hearing

OLD BUSINESS:

SUB-2020-01-00117 Minor Subdivision request by Kinship Partnership LLC to subdivide lots 4-6 in Block 29 and Sanders Ave abandonment into Lots A, B, & C of Block 29 Woodland Park Subdivision, Re-Dedication of 60' Right of Way of Parker Blvd, acceptance of Performance Bond for construction of "L" turnaround all in accordance with survey by Andrew N. Faller; Zoned RS-11

Public Hearing:

For: Mary Lavigne, representative for Kinship Partnership, LLC

In Attendance:

Discussion: This was discussed in the variance request.

Motion By: Matt Sandifer recommended approval

Seconded By: Kylan Douglas

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

NEW BUSINESS:

SUB-2020-07-00134 Major Subdivision final approval request by Landrick Real Estate for Covington Ridge Subdivision (Lots 1-73, CA-1, CA-2, & CA-3), acceptance of dedication of water, sewer, street lights, and right of way improvements all in accordance with construction plans, final plat, and as built by McLin Taylor, Inc., and acceptance of the following bonds:

2 year Maintenance Bonds:

\$45,095.20-Sewer lift station, Treatment plant, Storm Drains, and Water System

(Principal Lawson-Bonet Construction, Inc)

\$31,561.56-Paving (Principal Barber Brothers Contracting Co. Inc.)

\$6,015.80-Street Lights (Principal Marks Electric, Inc)

1 year Performance Bond:

\$25,000-Basketball goals and walking trail (Principal Southeast Dirt, LLC)

\$336,040-Entrance Sign/Monument, Landscaping, Playground, Pond Fountain, Fence, & Sidewalks (Principal D.R. Horton, Inc)

Public Hearing:

For: No One

In Attendance: No One

Discussion: Schillace stated the owner requested to table.

Motion By: Jeffrey Smith to table

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

Jeffrey Smith recused himself from this case, and left the building

SP-2020-06-00824 Major Site Plan request by STOA Holdings LLC to approve site plan for 2-Story Commercial Building in accordance with site plan by Holly & Smith Architects located at 206 E. Morris Ave; Zoned MX-CBD, CBD, & DDD

Public Hearing:

For: Ryan Faulk, Holly & Smith Architects

In Attendance: Karen Wallstein, Adjacent Neighbor
Melanie Ricketts, 607 Joe Farris Dr.

Discussion: Wallstein voiced her concern at the work session with removing trees at future developments. Faulk representing the owner said they are asking for site plan approval on a commercial building. Meyer asked if there were any residential units, it was noted no. Commercial only. Ricketts questioned the process, the address, and if the DDD was contacted about the development. Schillace stated if a property is located in more than one overlay the more restrictive overlay trumps all others. In this situation, Historic approval is all they needed. Ricketts questioned the minimum maintenance requirements on property. She was told to contact The Building Dept. Schillace discussed the difference between Major and Minor Site Plan reviews. She said before a major site plan comes to The Commission, The Historic District and/or DDD have given their approval. Ricketts questioned how the public could review drainage plans; Schillace commented plans are always available to be reviewed by the public with a public records request.

Motion By: Kylan Douglas to approve

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

Against: No One

Motion Approved

VI. ADJOURN: All in favor

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS
AND BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
Revised AGENDA-Thursday September 10, 2020
5:00 P.M.**

**Work Session Meeting – Thursday August 27, 2020-NOON
CITY COUNCIL CHAMBERS**

PUBLIC HEARING MEETING:

I. CALL PUBLIC HEARING TO ORDER

II. ROLL CALL: Jimmy Meyer (P), Matt Sandifer (P), William Travis (P),
Jeffrey Smith (P), Kylan Douglas (P)

Also In Attendance: CC Gaiennie; Building Dept. Director, Tracie Schillace; Planner Coordinator, Heather Alvarez; Secretary, Lacy Landrum; Director of Administration, Andre Coudrain; City Attorney, Carlee Gonzales; City Councilwoman

III. APPROVAL OF MINUTES – August 6, 2020

Motion By: Matt Sandifer to table

Seconded By: Jeffrey Smith

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

IV. PLANNING COMMISSION AGENDA- Public Hearing

OLD BUSINESS:

SUB-2020-07-00134 Major Subdivision final approval request by Landrick Real Estate for Covington Ridge Subdivision (Lots 1-73, CA-1, CA-2, & CA-3), acceptance of dedication of water, sewer, street lights, and right of way improvements all in accordance with construction plans, final plat, and as built by McLin Taylor, Inc., and acceptance of the 2 year maintenance bonds and 1 year performance bonds.

Public Hearing:

For: Jennifer Lee, Attorney representing Landrick Real Estate

In Attendance: No One

Discussion: Lee discussed the past 2 years since starting the project and asked for the approval with a bond for final completion. Schillace said there are two items that need to be inspected and they are included in the bond. Smith questioned the landscaping; Schillace said it is included in the 1-year performance bond by DR. Horton. Meyer asked if anyone was here on behalf of this case, no one responded.

Motion By: Matt Sandifer recommended approval with the following conditions;

1. The street lights are inspected and approved
2. The testing of the lift station is completed and approved.

Seconded By: Kylan Douglas

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

NEW BUSINESS:

SP-2020-08-00842 Major Site Plan request by RichSmith Holdings, LLC to approve site plan for The Ridge at Hammond Apartments is a two 3-story 48 unit complex with club house, covered parking, basketball court, playground, BBQ picnic area, community garden and walking trail located at TEMPADD21 RichSmith Lane; Zoned RM-3

Public Hearing:

For: Arby Smith, Owner

Kristina Knight, Richsmith Representative

Travis Tolley, Crafton Tull Engineering Firm

In Attendance: Omega Taylor, Adjacent Neighbor

Discussion: Tolley stated he is the Civil Engineer on the development as is asking for site plan approval. Travis questioned if the site plan met all city requirements, Schillace stated yes. Smith questioned if the dead end was approved by The Fire Department? Tolley stated The Fire Dept. was part of the plan review meeting and they had no issues with the hammer head turnaround. Schillace mentioned while at the plan review Richsmith was asked to save a live oak tree and they agreed to change plans to accommodate. Taylor asked how would you access the development, Douglas said thru the existing road.

Motion By: William Travis to approve

Seconded By: Kylan Douglas

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

SP-2020-08-00843 Major Site Plan request by The Burrow 2020, LP to approve site plan for The Burrow Apartments is a four 2-story buildings 64 unit complex with a community building, exercise room, playground, basketball court, computer facility, and an outdoor cooking space located at 1510 Corbin Rd; Zoned C-N

Public Hearing:

For: Len Reeves, Owner/Developer

Jay Bryan, McCarty Architects

In Attendance: No One

Discussion: Bryan said after the work session they added a few items, and will provide a sidewalk down Natchez St, are going to preserve some trees, and add a fence. Sandifer questioned what will the generator cover, Reeves stated each unit would have its own generator. Smith questioned what street the units face, it was said Natchez. Schillace said once the site plans and application come through The Building Dept. she would issue new addresses on Natchez St. Smith discussed utilizing the lot, the setbacks of the project and a detention pond. Douglas asked if there would be a second street, Schillace said they do not have to have one. Schillace said she received a call from an adjacent neighbor, Jimmy Moran and he had no issues with the request.

Motion By: William Travis to approve

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

Against: Jeffrey Smith due to the site plan front setback not meeting zoning requirements

Motion Approved

SP-2020-08-00845 Major Site Plan request by Gulf Coast Housing to approve site plan for "PS 2" a single-family housing development with 22 houses and 1 community center located at 1105 Hewitt Rd. (Hewitt Rd/JW Davis); Zoned RS-11.A

Public Hearing:

For: David Harms, Sr. Project Manager for Gulf Coast Housing

In Attendance:

Discussion: Harms stated he was the project manager on their prior project with the city at Phoenix Square. And because that location maintains a strong waiting list, they decided to build Phase 2. He added for this site they offer much larger lots and will build single-family houses. Smith questioned what was in the park area, Harms said picnic area, outside exercise equipment, walking trail, community center and leasing office. Smith asked if there were any Live Oak Trees on the site, Harms said there is one, Robert Morgan has been by to see it. The Commission discussed the zoning and large lot sizes. Meyer asked if anyone was in opposition, no one replied.

Motion By: Kylan Douglas to approve

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

V. BOARD OF ADJUSTMENTS AGENDA-Public Hearing

OLD BUSINESS:

VAR-2020-07-00077 Variance request by Laronda Varnado to waive UDC#14-5364 1) unapproved lot of record, 2) more than 1 residential structure on a lot, 3) front facing door for proposed manufactured home located at 202 S. Scanlan St.; Zoned RS-3

Public Hearing:

For: No One

In Attendance: No One

Discussion: Meyer asked if anyone was here on behalf of this case, no one replied. Schillace stated she is still working on getting the required documents to proceed.

Motion By: Matt Sandifer to remove from agenda

Seconded By: Jimmy Meyer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

NEW BUSINESS:

TA-2020-08-00020 Text Amendment to UDC Ord#14-5364 Section 3.4.2 (c) to allow the Board of Adjustments to grant Building Department the authority to issue a waiver not more than 6 months to allow temporary uses of tents in accordance with guidelines set forth.

Public Hearing:

For: Lacy Landrum

In Attendance: No One

Discussion: Meyer asked if there was any public comments, no one replied. Schillace said this is being brought before The Board because of the Covid-19 Pandemic. A few businesses inquired about setting up a tent outside to help with seating for customers. This Text Amendment would grant the Building Dept. Director permission to allow these temporary set-ups without the customer having to wait a month to come before the Board of Adjustments. Landrum said this could apply in other situations and it is a nice tool to offer in case of possible fire or flood situations. Sandifer discussed the issue and questioned the check and balances. It was stated the Building Dept. Director would verify and it would only be temporary.

Motion By: Jeffrey Smith to recommend approval

Seconded By: Jimmy Meyer

Vote:

For: Jimmy Meyer, William Travis, Jeffrey Smith, Kylan Douglas

Against: Matt Sandifer

Motion Approved

VI. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

Z-2020-07-00078 Expanded Conditional Use request by Laronda Varnado to allow placement of a manufactured home to be placed on 0.58 acre of the Ethel Varnado Est. being a survey by Robert G. Barrilleaux located at 202 S. Scanlan St.; Zoned RS-3

Public Hearing:

For: No One

In Attendance: No One

Discussion: NONE

Motion By: Kylan Douglas to remove from the agenda

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

NEW BUSINESS:

Z-2020-07-00079 Rezoning request by Anthony Perkins to rezone from a RM-2 Expanded Conditional Use to allow prepared food to commercial zoning located at 807 E. Church St.

Public Hearing:

For: No One

In Attendance: No One

Discussion: Mr. Perkins emailed asking to table his case until the October 1, 2020 Public Hearing. Meyer asked if anyone was here on behalf of this case, no one replied.

Motion By: Matt Sandifer to table

Seconded By: William Travis

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

Z-2020-08-00081 Rezoning request by Best Team in Town LLC to rezone from RM-2 to MX-C located at 600 & 602 E. Morris Ave. in accordance with survey by Brett J. Martin dated 8/7/2020; DDD, Thomas/Morris Overlay

Public Hearing:

For: Brett Martin, Surveyor

Russell Mayeur,

In Attendance: No One

Discussion: Martin said they are asking to rezone to match the existing zoning in surrounding area. Schillace said the future land use map does show this area as business. She also noted this property is located in the DDD, and Thomas/Morris Overlay. Meyer asked if anyone was in opposition, no one replied.

Motion By: Matt Sandifer recommended approval

Seconded By: Jeffrey Smith

Vote:

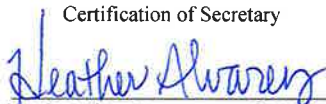
For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

ADJOURN: All in favor

Certification of Secretary



I, Heather Alvarez, 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 10, 2020

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS
AND BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
REVISED AGENDA-Thursday October 8, 2020 (Reschedule date)
5:00 P.M.
Work Session Meeting – Thursday September 24, 2020-NOON
CITY COUNCIL CHAMBERS**

PUBLIC HEARING MEETING:

I. CALL PUBLIC HEARING TO ORDER

II. ROLL CALL: Jimmy Meyer (P), Matt Sandifer (P), William Travis (P),
Jeffrey Smith (P), Kylan Douglas (P)

ALSO IN ATTENDANCE: CC Gaiennie; Building Dept. Director, Heather Alvarez; Secretary, Tracie Schillace; Planner Coordinator, Pete Panepinto; Mayor

III. APPROVAL OF MINUTES – August 6, 2020 & September 10, 2020

Motion By: Jeffrey Smith to approve both months with one addition to the September minutes on The Borrow case

Seconded By: Kylan Douglas

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

**IV. BOARD OF ADJUSTMENTS AGENDA-Public Hearing
OLD BUSINESS:**

NEW BUSINESS:

VAR-2020-09-00078 Variance request by Thuc Tran/JG Tan Management LLC to waive **UDC#14-5364 Article 14.3.2 (A)** to allow a limestone parking for overflow parking for employee's located at 15706 Professional Plaza; Zoned C-H

Public Hearing:

For: No One

In Attendance: No One

Discussion: The owner asked to be removed from the agenda. Meyer asked if anyone was here on behalf of this case. No one replied.

Motion By: William Travis to remove case from agenda

Seconded By: Jeffrey Smith

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

VAR-2020-10-00079 Variance request by Bessie Hunter (owner) & Shaunta Mack (applicant) to waive **UDC#14-5364 Article 6.3.2 A) (m) Street facing entrance required** located at 504 E. Michigan St.; Zoned RM-2

Public Hearing:

For: No One

In Attendance: No One

Discussion: Schillace stated there are two cases on the agenda concerning this property. This variance request is due to the size of the lot. The lot size will not allow the mobile home to be placed where the front door will face the street. Meyer asked if there was any public comment, no one replied.

Motion By: William Travis to approve

Seconded By: Kylan Douglas

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

V. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

Z-2020-07-00079 Rezoning request by Anthony Perkins to rezone from a RM-2 Expanded Conditional Use to allow prepared food to commercial zoning located at 807 E. Church St

Public Hearing:

For: Anthony Perkins, owner

In Attendance: Adjacent Neighbor that did not speak

Discussion: Perkins was not in attendance at the time his case was heard. Meyer and Schillace discussed due to Perkins not stating what type of zoning he is requesting the case needs to be removed from the agenda. Schillace stated when Perkins decides on requested zoning, it will have to go through the advertising process again. Meyer asked if anyone was in opposition, there were adjacent neighbors in the audience that asked what would be the next step. It was stated the case would be removed and they would be contacted if it came back to the agenda. They left the council chambers.

Sandifer noticed Anthony Perkins walk in during the rezoning request by Round Table Investments, LLC public hearing. The rezoning case was interrupted to explain to Perkins his case was already voted on. Perkins said he was delivering meals and apologized for being late. He was told to contact Tracie Schillace and let her know what zoning he is requesting. He stated MX-N. When it was reiterated MX-N, he said he does not know. It was explained to Perkins the Planning Dept. could not tell him, he has to choose.

Motion By: Kylan Douglas to remove from agenda

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

NEW BUSINESS:

Z-2020-09-00083 Rezoning request by Round Table Investments, LLC to rezone 41.75 acres from RS-8 to I-L located at 2100 Industrial Park Rd.

Public Hearing:

For: Ed Hoover, Owner

Frankie Cali, Representing Round Table Investments, LLC

Robby Miller, Parish President

In Attendance: Michael Blessing, 19421 Camille Ln. Adjacent Neighbor

Frank Glass, 20208 Skinner Dr.

Frank King, 46471 Coburn Rd.

Jeff Liner, 515 Pinecrest Ln.

Markus Gerdes, 296 Pinecrest Dr.

Milton Brignac, 25 Pine Court

Jane Bretschger, 19422 Camille Ln.

Gretchen Darmetko, 19512 Camille Ln.

Kirk Jackson, 46349 Coburn Rd.

Trion Horgan, 47150 Weald Way

Kyle King, 46526 Cote Court

Jamie Vicaro 47093 Oak Creek Trace

Cindy Lavergne, 47071 Vineyard Trace

Edward Swindell, 300 Oak Hollow Dr.

Andre Coudrain, 525 Oak Hollow Dr.

Discussion: Cali stated Round Table Investments, LLC annexed the property into the city limits in 1998 and the default zoning at that time was RS-8. They are now asking to rezone to I-L. Sandifer asked if someone would read what I-L allows, Smith read from the UDC. (Sandifer noticed Anthony Perkins walk in, see above case) Meyer opened the floor for public comment. Blessing brought up concerns of flooding, traffic, light pollution and sight pollution. He questioned if it was a 24/7 business. It was answered no. Meyer questioned what intersection has traffic, Blessing said Hwy 190 and Industrial Park Rd. Sandifer said the Master Plan promotes Industrial Zoning near the Airport. Glass said he spent 26 years studying ground water and this development will flood his property. He said the area is a residential area not an industrial area. It was noted his property does not abut and is not an adjacent neighbor but said he will feel the effects of the proposed development. It was said the developer is proposing to implement a 200-year storm protection. King said there is a constant water flow onto his property since the trees were clear-cut. He is concerned about flooding, drainage and the noise. Douglas asked if there was a specific business looking to purchase the property. Cali said Medline is looking at the property for a distribution center. Panepinto said he called and spoke to Medline, it is not a 24/7 business. Panepinto gave information out about the Medline Company, saying it is privately owned since 1912. They are a 16 Billion dollar company that is debt free. They service 90% of all Health Care Facilities. They will have 40 -60 mixed trucks a day and will bring 450 jobs to our area. They own 50 distribution centers and do not operate at night. They are willing to build berms, and do whatever is necessary to help our community. They even discussed a possible roundabout at Hwy 190/Industrial Park Rd. They are proposing 600,000 sq. ft. building with 50,000 sq. ft. of office space. Liner said this area is a wonderful area for a neighborhood. The property is zoned residential and should remain residential. He said this business would be wonderful for Hammond but in another location. He also brought up concerns with light pollution, and noise. Miller said this business has been in St. Tammany for 17 years and they needed a larger facility. He said they showed them over 30 locations throughout Tangipahoa Parish and this one fit their needs the best. With this company being as large as they are, we can ask them to do the 200-year storm plan. They want to be good neighbors. Gerdes said the scope of the project is not appropriate for the area. He is also concerned about the drainage on Pine Crest. Brignac said the biggest concern is flooding; FEMA is raising his neighbor's house due to flooding in the area. He said between him and his neighbor they pump out 1200 gallons of water a minute so his area will not flood. He is also concerned about traffic on Vineyard. Sandifer said the RS-8 zoning is not effective for the area. He said the drainage would be worse if there were hundreds of homeowners coming in trying to handle drainage for each lot vs. this one company willing to and having the resources to implement a 200-year storm plan. He also said light pollution and noise are a concern but drainage would not be an issue. Bretschger turned in a petition with what she said is 95% of her neighborhood against the rezoning. She said the canal is a problem and a berm will not help with erosion. She is worried about this business devaluing her property. The Commission discussed the petition and canal. Darmetko said she is a truck driver by profession and she knows the amount of traffic and noise this is going to bring. She is concerned about the 18-wheelers leaking substances into ground contaminating their water. She said she does not want this business near her. Jackson said he has 45 acres next to the property where he lives and has his business. He is opposing the rezoning. He said it will affect their property values and believes it is a residential area. There was discussion of how long this project has been in the works, the procedures for what happens next and what is considered spot zoning. Jackson submitted a copy of a petition against the rezoning. (this is on file in the Planning Dept. in the case file) Jackson said they are ready to fight this. Smith read from the city master plan that there should be a limit to residential areas around the airport. Horgan stated his concerns are about traffic and said he is against the rezoning. Douglas along with Schillace discussed the process of site plan review. K. King said he bought his house 1 month ago, had he known this property would be rezoned to Industrial he wouldn't have bought this home. Blessing questioned what is the Master Plan that is being brought up, Meyers and Sandifer explained. Darmetko asked how many houses have been approved in the area since the Master Plan adoption. When questioned there was no clear comment of what subdivisions were approved in this area inside the city limits. It was said they are all preexisting. Vicaro stated she was a real estate agent and believes that property should be residential. She is concerned with her property value decreasing. King brought up the traffic concerns. Laverne questioned why the property wasn't rezoned sooner if it is in the Master Plan to be Industrial. It was explained that when parcels of land were annexed into the city they all came in under RS-8 unless it was specified. It is not standard practice for the city to rezone property, without the owner's request. Swindell questioned the use of the word limit in the Master Plan and is concerned if this project comes to the area, it will decrease their property values and traffic. There was discussion between The Commission and Coudrain if you could attach conditions to the recommendation. The Planning Department received emails concerning this case, they are included in the case folder and scanned to file. They are available for public review after following the proper channels.

Motion By: Matt Sandifer recommended approval, William Travis amended motion to include request from a neighbor in favor of the request, Joe Thomas,

1. No Manufacturing, only distribution
2. Freight Vehicles shall be limited on Vineyard Rd. and Industrial Park is the primary route of travel
3. Request developer to build a nice fence or dirt berm around the Vineyard Rd property line to keep any noise down that maybe created and present a nice look
4. All entrance and egress to the site shall be located on Industrial Park and not Vineyard.
5. At least a 100 year flood plan is implemented for the proper drainage

Seconded By: William Travis

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith

Against: Kylan Douglas

Motion Approved

ECU-2020-08-00080 Expanded Conditional Use request by Bessie Hunter (owner) & Shaunta Mack (applicant) to allow placement of a Manufactured Home meeting all code requirements located at 504 E. Michigan St.; Zoned RM-2

Public Hearing:

For: No One

In Attendance: No One

Discussion: Meyer asked if anyone was here on behalf of the case, no one replied. Smith stated the majority of the area is conventional constructed homes and saw only one mobile home in the area. The Commission expressed concern that this is not located in a mobile home proposed area. Schillace went over an aerial of the lot and said there is a variance request for the placement of proposed mobile home. The Commission discussed a prior ECU that was approved years ago.

Motion By: Jeffrey Smith recommended denial. Should city council approve this request it would be with the following conditions; 1) This approval shall be with the understanding that such use is a personal right that expires upon change in ownership/applicant other than Bessie Hunter (owner) or Shaunta Mack (applicant); and 2) Must meet all placement requirements for a manufactured home

Seconded By: Jimmy Meyer

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith

Against: William Travis, Kylan Douglas

Motion Approved

ECU-2020-09-00082 Expanded Conditional Use request by Rosiland Pines (owner) & Constance Pines (applicant) to allow placement of a Manufactured Home meeting all code requirements on proposed lot located at 810-C Natchez St. Zoned RS-3

Public Hearing:

For: Rosiland Pines, Owner

In Attendance: Percy Stalls, Adjacent Neighbor

Discussion: Schillace stated this piece of property already has 3 mobile homes located on it. If this request is approved, she is working with Max Bodin, Surveyor on getting a survey to subdivide the property for each mobile home and to allow access to each piece meeting the zoning requirements. Meyer asked what if this is approved and there isn't enough room for each lot, Schillace said she has spoken to Bodin and he seems to think there is. Sandifer stated the property is not located in a mobile home proposed area, but it is across the street. Stalls spoke of the history of the property and the access drive along the side of Pines property. It was understood that Pines would not use the access drive that belongs to Stalls. Stalls did not have an issue with request.

Motion By: Kylan Douglas recommended approval with the following conditions;

- 1) Resubdivision survey must be completed as proposed before issuing any permits; and
- 2) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership by Rosiland Pines or Constance Pines, and
- 3) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD Standards.

Seconded By: Matt Sandifer amended recommendation to add conditions

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

Z-2020-09-00084 Annexation request by the City of Hammond to annex three parcels being 11.311 Acres & 13.663 Acres (Parcel# 21T6R80000114), 17.55 Acres (Parcel#21T6R80000087 & #21T6R80000113) located at the NE and South intersection of Industrial Park Rd and Hwy 190 East to be zoned S-2 (Hammond Airport District) and City Council District #1

Public Hearing:

For: David Lobue, Airport Director

Ken Ross, Airport Board Member

In Attendance: Brian Shirey 19299 Country Club Ln.

Discussion: Schillace stated these parcels of land are already owned by the city, we just need to annex them into the city limits. They are adjacent to the airport and will annex in as S-2, Airport District Zoning. Panepinto stated the property south of Country Club Estates would be fenced with a 20-foot tree buffer. He also stated there would be nothing built on the property. Lobue said the tree growth of property is encroaching on runway. Shirey asked if the buffer could be 30 feet. Lobue said Panepinto discussed and said they will ask the FAA for more and they will not clear more than required. Ross said the length of the runway distinguishes what size aircraft is allowed to land. Opening up the runway will allow bigger planes to utilize the airport.

Motion By: Jeffrey Smith recommended approval

Seconded By: William Travis

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

VI. PLANNING COMMISSION AGENDA- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

ADJOURN: All in Favor


Certification of Secretary
I, Heather Alvarez, 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 October 8, 2020

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS
AND BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
Revised - AGENDA-Thursday November 5, 2020
5:00 P.M.
Work Session Meeting – Thursday October 29, 2020-NOON
CITY COUNCIL CHAMBERS**

PUBLIC HEARING MEETING:

I. CALL PUBLIC HEARING TO ORDER

II. ROLL CALL: Jimmy Meyer (P), Matt Sandifer (P), William Travis (A),
Jeffrey Smith (P), Kylan Douglas (P)

ALSO IN ATTENDANCE: Tracie Schillace; Planner Coordinator, Heather Alvarez; Secretary, CC Gaiennie; Building Dept. Director, Andre Coudrain; City Attorney, Pete Panepinto; Mayor, Devon Wells; Councilman

III. APPROVAL OF MINUTES – October 8, 2020

Motion By: Jeffrey Smith to table

Seconded By: Jimmy Meyer

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith, Kylan Douglas

Against: None

Absent: William Travis

Motion Approved

IV. APPROVAL OF 2021 Deadline & Meeting Schedule

Motion By: Jeffrey Smith to approve

Seconded By: Kylan Douglas

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith, Kylan Douglas

Against: None

Absent: William Travis

Motion Approved

Motion By: Kylan Douglas to amend the agenda to hear the Zoning Commission Agenda before the Planning Commission Agenda

Seconded By: Jeffrey Smith

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith, Kylan Douglas

Against: None

Absent: William Travis

Motion Approved

V. BOARD OF ADJUSTMENTS AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

VAR-2020-07-00077 Variance request by Laronda Varnado to **waive UDC#14-5364** to allow more than 1 residential structure on a lot, accept existing encroachment of a mobile home across property lines, and to waive front facing door for proposed manufactured home located at 202 S. Scanlan St.; Zoned RS-3

Public Hearing:

For: Laronda Varnado, Owner

In Attendance: Samuel Paul 103 Garrett Dr.
Devon Wells, Councilman

Discussion: Paul stated he owns the property that the mobile home encroaches on. He said when Willie Grant was a councilman he approved them to do it, he does not have an issue with the mobile home there and is willing to sign something stating so. Varnado said due to the shape of the lot she does not have enough room to have the front door facing the street, so she is asking for a variance. Smith questioned how they would handle the mobile home crossing property lines. Douglas said she has a hardship with the road being part of her property. Varnado said her grandmother gave the property to her and she wants to pass it along to her children. She said she wants to omit the dedication from the survey. It was said there are city utilities in the street. Wells said the street does not belong to the city, it belongs to the family. The Board discussed how the city would have access to the utilities in the street. Varnado said the city could have a right-of-way, not a dedication. Schillace explained the difference. Sandifer questioned having two properties on one lot. Schillace said the other mobile homes are existing and she is trying to fix it as best as possible. It was stated there are three different cases being heard on this property tonight. Sandifer asked Wells if he was ok with the requests, he stated he has no problem with them. Meyer asked if anyone was in opposition, no one replied.

Motion By: Kylan Douglas to approve with a new survey showing the change from a dedication to read a servitude to the City of Hammond for service of utilities

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith, Kylan Douglas

Against: None

Absent: William Travis

Motion Approved

VAR-2020-10-00082 Variance request by Rose Guest House LLC (owner) & Adrian Ishman (applicant) to waive **UDC#14-5364 Article 6.3.1 RS-3 (M) street facing entrance** for Lot 13 Square 2 of the Greenville Park Addition located at 206 E. Green St.

Public Hearing:

For: Allen Lottinger, Owner

In Attendance: No One

Discussion: Lottinger said he owns the property and has a buyer for it if they are allowed to move a mobile home on property. Smith asked if this a proposed mobile home area, Schillace said it is not. The Board discussed if the area had other mobile homes and discussed the mobile home not being able to fit across to meet the ordinance. Schillace noted they started work on the lot without proper approval of permits. Lottinger said Adrian Ishman started work on the lot before purchasing it.

Motion By: Kylan Douglas to approve with the following condition; 1) you must bring the dirt pad and concrete slab into compliance with the Building Department before any additional work is done

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, Kylan Douglas

Against: Jeffrey Smith

Absent: William Travis

Motion Approved

VAR-2020-10-00080 Variance request by Mona & Leroy Crapanzano Jr. to **UDC#14-5364 Article 6.3.1 D) Principal Setback** to allow 5'6" setback (to the wall) to allow for a new addition where 10' is required located at 805 W. Robert St.; Zoned RS-11 & Hyer-Cate

Public Hearing:

For: Mona Crapanzano, Owner

In Attendance: None

Discussion: Crapanzano stated she wants to renovate the house. She wants to remove an old porch and square off an addition to the house. The Board discussed the size of the lot and the existing structure. Schillace told Crapanzano she needs to meet with the Building Dept. Director and apply for a permit before she starts any renovating. Meyer asked if anyone was in opposition, no one replied.

Motion By: Matt Sandifer to approve

Seconded By: Jeffrey Smith

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith, Kylan Douglas

Against: None

Absent: William Travis

Motion Approved

VAR-2020-10-00081 Variance request by Michael McGee to waive **UDC#14-5364 Article 3.4.1 1)** to allow placement of a manufactured home more than 10 years old (2000 yr. model) located at 1609 MC Moore, Zoned RS-11.A

Public Hearing:

For: Michael McGee, Owner

In Attendance: Devon Wells, Councilman

Discussion: McGee said he owns this property and the mobile home. The mobile home currently sits on a lot that he pays rent on. He wants to move the mobile home on this lot he owns. The Board discussed the ordinance only allowing 10 years and newer mobile homes into the city limits. Smith asked if there were any safety issues with a 20-year-old mobile home. Wells said a city employee inspected it. Panepinto called Code Enforcement Officer, Bobby Mitchell. Panepinto verified Mitchell inspected the mobile home and had no issues with its condition. Smith asked if the front door would face the street, Schillace answered yes. Meyer asked if there was any opposition, no one replied.

Motion By: Jeffrey Smith to approve

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith

Against: Kylan Douglas

Absent: William Travis

Motion Approved

VI. ZONING COMMISSION AGENDA-Public Hearing
OLD BUSINESS:

Z-2020-07-00078 Expanded Conditional Use request by Laronda Varnado to allow placement of a manufactured home to be placed proposed Lot 1 of the Ethel Varnado Estate at 202 S. Scanlan St. in accordance with survey by George D. Sullivan.; Zoned RS-3

Public Hearing:

For: Laronda Varnado, Owner

In Attendance: NONE

Discussion: Meyer asked The Commission if they had any additional questions that were not discussed in the prior case heard, no one replied. He also asked if anyone in the audience wanted to speak on behalf of the case, no one replied.

Motion By: Kylan Douglas recommended approval with the following conditions; 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Laronda Varnado, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith, Kylan Douglas

Against: NONE

Absent: William Travis

Motion Approved

Z-2020-09-00083 Rezoning request by Round Table Investments, LLC to rezone 41.75 acres from RS-8 to I-L located at 2100 Industrial Park Rd.

Public Hearing:

For: No One

In Attendance: No One

Discussion: Meyer stated this case did not meet the advertising deadlines and it is being removed from the agenda. It will be heard on Monday, November 16, 2020.

Motion By: Jeffrey Smith to remove from agenda

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith, Kylan Douglas

Against: None

Absent: William Travis

Motion Approved

NEW BUSINESS:

Z-2020-07-00079 Rezoning request by Anthony Perkins to rezone from a RM-2 Expanded Conditional Use to allow prepared food to MX-C, located at 807 E. Church St.

Public Hearing:

For: Anthony Perkins, Owner

In Attendance: Devon Wells, Councilman

Frances Banks, Adjacent Land Owner

Discussion: Perkins said he wants to rezone his property to mixed use commercial. Schillace said he is currently operating under an approved Expanded Conditional Use. In addition, because it is an ECU he wants the conditions removed. Sandifer said you are able to run your business with the allowed conditions, as long as you do not change your business the ECU potentially would transfer to a new owner. If you rezone you are allowing someone to come in and open anything that is allowed under the MX-C zoning. Perkins said the property was originally industrial and the city rezoned it to residential. Sandifer said the ECU is not negatively affecting your business. Panepinto said there is an adjacent neighbor in the audience that is in favor of the request. Smith said you are asking for a spot zoning. Douglas questioned vendors not wanting to deliver to his location, Perkins said because his property is not zoned commercial he is unable to get deliveries. Wells said the reason he is here so that his family does not have to go thru this process later. Wells suggested Perkins get signatures from the neighbors in favor of the rezoning. The Commission discussed and Wells suggested tabling the case to ask the neighbors opinions. Banks said she and her family owns property across the street and they are not in opposition of the request.

Motion By: Kylan Douglas to table

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith, Kylan Douglas

Against: None

Absent: William Travis

Motion Approved

Z-2020-09-00085 Annexation request by City of Hammond to annex a parcel being 56.15 acres (Parcel# 20T6R80000111) located south of the Hammond Airport and Hwy 190 East, & East of W-3 (W. Selsers Canal) to be zoned S-2 and in City Council District #1

Public Hearing:

For: No One

In Attendance: No One

Discussion: Schillace said this property is across the street from the airport. The city has owned this property for many years and is now asking to annex inside the city limits. Meyer asked if there was any opposition, no one replied.

Motion By: Jeffrey Smith recommended approval

Seconded By: Jimmy Meyer

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith, Kylan Douglas

Against: None

Absent: William Travis

Motion Approved

Z-2020-09-00086 Annexation request by Hudson Industrial Park LLC to annex a parcel being 16.889 acres (Parcel# 16T6R80000033) located at the NE Corner of Industrial Park Rd and Shelton Rd to be zoned I-L and in City Council District #1

Public Hearing:

For: No One

In Attendance: Courtney Forbes, 156 Oak Hollow
Ragini Patel, 19343 Shelton Rd.
Anil Patel 413 Shelton Rd.

Discussion: Forbes questioned if this zoning/annexation followed the correct signage and advertisement requirements, Schillace stated it did. R. Patel asked the purpose of zoning. Sandifer explained the property is located in the parish right now and they do not have zoning, if it annexes into the city it is required to be zoned. Patel said he would be against the request. Schillace said there is a sale contingent on this property and the owners do not want this to go before council until after the 41 acres is approved. A. Patel said Industrial does not go in his neighborhood. He does not have a problem with the annexing but does not want it rezoned to Industrial. It was discussed and his property is dual zoned, Commercial Highway and Single Family Residential. It was noted he did not have any drainage issues with his property.

Motion By: Jeffrey Smith recommended approval

Seconded By: Jimmy Meyer

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith, Kylan Douglas

Against: NONE

Absent: William Travis

Motion Approved

Z-2020-10-00087 Expanded Conditional Use request by Rose Guest House LLC (owner) & Adrian Ishman (applicant) to allow placement of a Manufactured home located on Lot 13 Square 2 of the Greenville Park Addition located at 206 E. Green St.; Zoned RS-3

Public Hearing:

For: No One

In Attendance: No One

Discussion: The Commission noted the owner was not there and they discussed the ECU requirements. Meyer asked if anyone was in opposition, no one replied.

Motion By: Kylan Douglas recommended approval with the following conditions;
1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Adrian Ishman, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, Kylan Douglas

Against: Jeffrey Smith

Absent: William Travis

Motion Approved

VII. PLANNING COMMISSION AGENDA- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

SP-2020-10-00880 Major Site Plan review request by Kimley-Horn for Medline Industries located at 2100 Industrial Park Rd.

Public Hearing:

For: Dimtry Dukhan, MedLine Representative

In Attendance: Ragini Patel, 19343 Shelton Rd.

Samir Patel, 19017 Holly Dr.

Robby Miller, Tangipahoa Parish President

Faith King, 46471 N. Coburn Rd.

Discussion: Dukhan went over a power point presentation on Medline. R. Patel asked if there were any wetlands on the property, Dukhan said the 41-acre site does not, the 17 acres does and they will not disturb that site. S. Patel said he is worried about traffic, Dukhan said they try to avoid the hours of 7A-9A and 4P-6P. Panepinto said DOTD is going to come out, study the area, and let us know what they are going to require. Medline received a \$500,000 grant they are committing the entire grant to upgrade the infrastructure for this location. Miller and Panepinto discussed they are working with the Regional Planning Commission and State to get more funding for the area. Smith commended Medline on working with him to improve the aesthetics of the development. Dukhan said the site is for clean distribution only, the deed will state no manufacturing, no sterilization or chemicals will be used. King said you do not understand what they deal with in a rain event unless you live there; she does not believe Medline would be able drain all the water from her property. The Commission discussed the natural drainage of the water. Dukhan said they are building a 7-acre pond and will direct the water flow to the 500-year retention pond. R. Patel said no one maintains the canal by his house on Shelton unless he calls, it was noted yes they do clean it when called. Patel asked if he flooded who would take responsibility for it. Meyer and Dukhan discussed a few questions he received. Dukhan said they are working on making their fleet electric.

Motion By: Jeffrey Smith to approve

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith, Kylan Douglas

Against: None

Absent: William Travis

Motion Approved

SUB-2020-10-00139 Minor Subdivision request by Laronda Varnado to resubdivide 0.5571 acres of the Ethel Varnado Estate into Lot 1 and Lot 2 of the Ethel Varnado Estate, and accept the dedication of a portion of S. Scanlan St. located at 202 S. Scanlan St. in accordance with survey by George D. Sullivan; Zoned RS-3

Public Hearing:

For: No One

In Attendance: No One

Discussion: The Commission discussed the rewording of the servitude and need for a new survey. Meyer asked if anyone was there on behalf of the case, no one replied.

Motion By: Kylan Douglas to recommend approval with the following condition; change wording of a dedication, to a servitude for all public utilities and infrastructure

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith, Kylan Douglas

Against: None

Absent: William Travis

Motion Approved

TA-2020-09-00021 A request to amend the Zemurray Park Master Plan dated December 2017 page 27 "Final Master Plan" map as per the Land & Water Conservation Fund Program.

Public Hearing:

For: Charles Borchers, City of Hammond, Grants Department

In Attendance: No One

Discussion: Borchers stated there were two civic building that were proposed to be located inside the park that they have been advised to move. When reviewed by the Water Conservation Program consultation they recommended the buildings be moved outside of the park. This is to promote the park as an outside recreational facility. Borchers and the Mayor discussed the city purchasing more property to move the buildings on. Meyer asked if anyone was in opposition, no one replied.

Motion By: Jeffrey Smith recommended approval

Seconded By: Kylan Douglas

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith, Kylan Douglas

Against: No One

Absent: William Travis

Motion Approved

SUB-2020-10-00140 Minor Subdivision request by GeGe Properties, LLC & Robin Poirer to resubdivide Tract I into Tract I-A, I-B, I-C, & I-D of the Ge-Ge Properties survey by Lester A. McIn, Jr. Dated 10/1/2020 located at 700 N. Morrison Blvd; Zoned C-N, I-L

Public Hearing:

For: Noel Poirer, Owner

In Attendance: No One

Discussion: Poirer said he and his brother own the property together and they are dividing it between them. It was said the resubdivision meets all city requirements. Meyer asked if anyone was in opposition, no one replied.

Motion By: Matt Sandifer to approve

Seconded By: Jimmy Meyer

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith, Kylan Douglas

Against: No One

Absent: William Travis

Motion Approved

Kylan Douglas recused himself and left the building

SUB-2020-10-00138 Major Subdivision request by Gulf Coast Housing Partnership for final subdivision approval of PS2 Subdivision (22 single family lots & greenspace), acceptance of dedication of all public improvements, and acceptance of 1 year performance bond for the construction of all public improvements in accordance with final plat by John E. Bonneau & Associates, Inc. and construction drawings by Webb M. Anderson located at 1105 Hewitt Rd; Zoned RS-11.A

Public Hearing:

For: No One

In Attendance: No One

Discussion: Schillace said they are still waiting on documentation and asked to table the case.

Motion By: Jeffrey Smith to table

Seconded By: Matt Sandifer

Vote:

For: Jimmy Meyer, Matt Sandifer, Jeffrey Smith

Against: No One

Absent: William Travis, Kylan Douglas

Motion Approved

ADJOURN: All in favor

Certification of Secretary



I, Heather Alvarez, 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 November 5, 2020

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSION
AND BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
SPECIAL AGENDA-MONDAY November 16, 2020
5PM**

PUBLIC HEARING MEETING:

I. CALL PUBLIC HEARING TO ORDER

II. ROLL CALL: Jimmy Meyer (P), Matt Sandifer (P), William Travis (P),
Jeffrey Smith (P), Kylan Douglas (P)

ALSO IN ATTENDANCE: Heather Alvarez; Secretary, Tracie Schillace; Planner
Coordinator, Pete Panepinto; Mayor, Andre Coudrain; City Attorney

III. ZONING COMMISSION AGENDA-Public Hearing

Z-2020-09-00083 Rezoning request by Round Table Investments, LLC to rezone 41.75
acres from RS-8 to I-L located at 2100 Industrial Park Rd

Public Hearing:

For: Dmitry Dukhan, Medline Representative

In Attendance: Sammy Richmond, 125 Holly Dr.
Hunter McAllister, 522 Oak Hollow
Carole McAllister, 522 Oak Hollow
Gina Streeter, 46499 Pine Hill Court
Charlie Pabst, 19340 Country Club Lane
Courtney Forbes, 156 Oak Hollow Dr.
Trion Horgan, 47150 Weald Way
Andre Coudrain, 525 Oak Hollow
Will Frederick, 975 Oak Hollow
Markus Gerdes, 296 Pine Crest
Joe Mier, 906 CM Fagan Dr. and on behalf of NHBA
Cindy Lavergne, 47071 Vineyard Trace
Rick Sedberry, on behalf of Greater Hammond Chamber of Commerce
Christie Wiltz, 19280 Country Club Ln.
Zac Liner, representing Fred Liner, 515 Pinecrest Dr.
Ed Swindell, 300 Oak Hollow
Kirk Jackson, 46339 N. Coburn Rd.

Discussion: Richmond discussed his concerns with the City of Hammond Master Plan contradictions and the Future Land Use Map, drainage issues and what is considered the airport runway protection zone. He said the protection zone is not near the proposed area. Meyers announced to the audience this case is about rezoning the property, the site plan with drainage was heard at a previous meeting. H. McAllister is concerned major flooding will happen without mitigation. He also questioned having confidence in a 500 year storm requirement. C. McAllister said 8-foot berms could pose an issue for drainage. She also stated storm water retention ponds could cause issues due to algae, breeding grounds for mosquitoes and toxic blooms. The Commission further discussed the retention pond and noted there have been no construction drawings submitted as of this point. Streeter asked if the city has ever approved a retention pond this large, it was discussed and stated retention ponds are how the city manages drainage in this area, they are needed. Panepinto said every time a concerned was mentioned MedLine has addressed each issue as it was brought to their attention. They are also working on a cooperative endeavor agreement. Pabst asked if there would be any lanes added with the talked about roundabout. Forbes asked the Mayor if he was speaking on behalf of Medline or the City of Hammond, Mayor stated on behalf of the best interest of the city. She also questioned if MedLine would offer the jobs they are saying due to using robotics at their other facilities. She suggest putting in place 3rd party independent studies. Horgan asked for no potential use of ethylene oxide, its analogs, and substitutes be added to the recommendation. He asked for the third party studies to be considered. Coudrain discussed attaching conditions on a rezone, it was said you could attach restrictions to the zoning.

Dukhan said there is a permanent restriction on the deed that they will never manufacture or use sterilization at this site. Frederick said he is a real estate small business owner and resident of Oak Ridge Estates. After attending a couple meetings, he is impressed how Medline is offering above and beyond what is being requested of them. He said he has always assumed the property in question was industrial and believes it is the best suit for the area. He is in favor of this request and looking forward to this company coming to our community. Gerdes said he does not believe the master plan is in support of this rezoning. He questioned if MedLine is committed to coming to this area or are they still considering St. Tammany. He also asked if they back out what would happen to the site. Coudrain stated once the property is rezoned, it would stay that way no matter if MedLine comes or not. Dukhan answered they are committed to coming to Hammond. Mier said he is representing the North Shore Home Builders Association and read from a prepared letter of support representing over 800 members. Mier then said on behalf of himself a real estate appraiser he is in support of this project. Lavergne asked Mier if there is a difference in retail vs industrial affecting the value of their area. Sedberry said he is speaking as the Chairman of the Greater Hammond Chamber of Commerce. He read from a letter that states they strongly support this rezoning request. Wiltz said her grandson applied for a job with MedLine through a temporary agency and asked if the jobs offered are going to be temporary. Dukhan said they are not, they are permanent jobs. She also said she is concerned about the berms causing flooding issues, and asked if this needs to be zoned Heavy Industrial. Liner said he is there because his dad could not attend. He asked if there has been a study of the impact on homeowner values in the area and if not could it be done. He asked The Commission to vote against the rezoning. Swindel said they are misinterpreting what is considered near the airport. He said this property is not close to the airport and does not believe this operation should not be considered Light Industrial. Jackson said he is not against the project he is concerned with property values diminishing. He wants to protect his value. The Commission discussed the rezoning and the company that wrote the Master Plan wrote a letter in favor of supporting this rezoning. The Commission discussed the conditions being attached to their recommendation. Smith stated he has spoken with MedLine directly to address the citizen concerns. He read from a prepared letter listing everything they have discussed. Streeter spoke about dangers of manufacturing. Dukhan reiterated to Streeter that there would be no manufacturing at this location.

Motion By: Jeffrey Smith recommended approval with the following conditions;

1. That the approved conceptual site plan, submitted by MedLine at public hearing on 11-5-20 become a condition for any and all use of the property for MedLine Industries and any other use in the future. These conditions include the following:
 - a. 100 foot green belt be created surrounding the property on the east, west, and north side.
 - b. That the green belt consist of Class A native trees and shrubberies in sufficient numbers and spaced to screen the view the building and parking on the site.
 - c. Create earthen berms and a natural configuration (8 foot high) to screen views, noise, and light pollution.
 - d. Provide a 14 foot high opaque screen/fence (consider vegetative screen) at back edge of 100 foot green belt and edge of parking areas surrounding the building.
 - e. Modify site plan as necessary to maintain live oak trees and provide protective measures during construction and future activities on the site for all live oak trees within the 100-foot green belt and within the parking areas of the facility.
 - f. Design a comprehensive drainage plan (500 years) that includes any water draining from adjacent properties onto this property.
 - g. Design the drainage study required retention pond for a natural look and landscape the edges. Provide fountains for aerating the pond.
 - h. Clean up edges of Selser Canal and provide landscaping and maintenance.
 - i. Underbrush wooded areas south of canal and provide landscaping maintenance.
 - j. All landscaping design to be by a licensed landscape architect in the State of Louisiana and approved by the planning staff with input from the community.
 - k. No trucks to go north of entry drive on Industrial Park Road (approximately 1,000 feet south of Vineyard Road) and drive onto Vineyard Road to be gated and used for emergency use only.
 - l. All site lighting of facility to be cut off type lighting directed into the property no closer to the property line than 100 feet.
2. A traffic study should be performed and all infrastructure improvement recommendations to be a part of this approval.
3. No manufacturing or ethylene oxide, its analogs, and substitutes not to be allowed at this location.

Seconded By: William Travis

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith

Against: Kylan Douglas

Motion Approved

ECU-2020-08-00080 Expanded Conditional Use request by Bessie Hunter (owner) & Shaunta Mack (applicant) to allow placement of a Manufactured Home meeting all code requirements located at 504 E. Michigan St.; Zoned RM-2

Public Hearing:

For: Bessie Hunter, Owner

In Attendance: NONE

Discussion: Hunter said she wants to place a mobile home for her daughter on the property. It was noted at a prior meeting she was granted a variance for the front door not facing the street. Smith stated there are mostly conventionally constructed homes in the area and it is not located in a proposed mobile home area. Meyer asked if anyone was in opposition, no one replied.

Motion By: William Travis recommended approval with the following conditions; 1) This approval shall be with the understanding that such use is a personal right that expires upon change in ownership/applicant other than Bessie Hunter (Owner) or Shaunta Mack (applicant); and 2) Must meet all placement requirements for a manufactured home.

Seconded By: Kylan Douglas

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas

Against: Jeffrey Smith

Motion Approved

ECU-2020-09-00082 Expanded Conditional Use request by Rosiland Pines (owner) & Constance Pines (applicant) to allow placement of a Manufactured Home meeting all code requirements on proposed lot located at 810-C Natchez St. Zoned RS-3

Public Hearing:

For: No One

In Attendance: NONE

Discussion: Schillace stated Pines called to apologize she is unable to attend the meeting tonight. Schillace said Pines is requesting to add a mobile home to her property for her daughter. There is a draft survey showing how this is feasible and it meets all city requirements. Meyers asked if anyone was in opposition, no one replied.

Motion By: Kylan Douglas recommended approval with the following conditions;

- 1) Provide a survey creating Lot C for placement of new manufactured home as presented; and
- 2) This approval shall be with the understanding that such use is a personal right that expires upon change in ownership/applicant other than Rosiland Pines (Owner) or Constance Pines (applicant);
- 3) Must meet all placement requirements for a manufactured home.

Seconded By: Jeffrey Smith

Vote:

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

Z-2020-09-00084 Annexation request by the City of Hammond to annex three parcels being 11.311 Acres & 13.663 Acres (Parcel# 21T6R80000114), 17.55 Acres (Parcel#21T6R80000087 & #21T6R80000113) located at the NE and South intersection of Industrial Park Rd and Hwy 190 East to be zoned S-2 (Hammond Airport District) and City Council District #1

Public Hearing:

For: Mayor, Pete Panepinto

In Attendance: Marc Florman, Adjacent Neighbor

Discussion: Mayor said the city owns this property and wants it annexed inside the city limits. The property will not be developed; the trees will be removed for clearance of the runway. Florman stated he and his family own three pieces of property adjacent to the request. He noted he is not against the request. However, he is asking that the city only clear what trees are required by the FAA to be clear-cut. At a prior meeting, he asked for an additional buffer. Mayor said they have reached out to the FAA, requested, and have not heard back as of now. Florman said he is concerned about the wetlands located on the property. Mayor and Florman discussed contacting the Airport Director, David Lobue and meeting. Meyer asked if anyone was in opposition, no one replied.

Motion By: Jeffrey Smith recommended approval

Seconded By: Matt Sandifer

Vote:

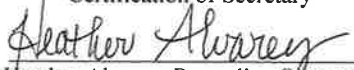
For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith, Kylan Douglas

Against: No One

Motion Approved

Adjourn: All in favor

Certification of Secretary



I, Heather Alvarez, 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 November 16, 2020

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES STREET
AGENDA-Thursday December 3, 2020
5:00 P.M.**

**Work Session Meeting – MONDAY November 30, 2020-NOON
CITY COUNCIL CHAMBERS**

PUBLIC HEARING MEETING:

I. CALL PUBLIC HEARING TO ORDER

II. ROLL CALL: Jimmy Meyer (A), Matt Sandifer (P), William Travis (P),
Jeffrey Smith (A), Kylan Douglas (P)

ALSO IN ATTENDANCE: Heather Alvarez; Secretary, Tracie Schillace; Planner Coordinator

III. APPROVAL OF MINUTES – October 8, 2020, November 5, 2020, and November 16, 2020

Motion By: Matt Sandifer to table

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis, Kylan Douglas

Against: NONE

Absent: Jimmy Meyer, Jeffrey Smith

Motion Approved

IV. BOARD OF ADJUSTMENTS AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

VAR-2020-11-00083 Variance request by Hammond Station Apts LLC for **UDC#14-5364**
Article 6.3.4 Build to Area F. Primary Street build to line max 5' to be waived, and **G.**
Building façade on primary street build to area min of 85% of lot width located at 1400 SW RR
Ave in accordance with site plan; Zoned C-N

Public Hearing:

For: Chris Clement, HCI Senior Vice President

Roger Freibert, HCI Architecture

In Attendance: Dee Parker, Simpson Place

Bryan Young, 1217 S. Magnolia St. Adjacent Neighbor

Discussion: Clement said his company is under contract to purchase this property to build a 67 unit affordable workforce housing apartment complex. They are asking for a variance of the setback to keep the vehicle traffic on Southwest Railroad and pedestrian access on S. Magnolia St. This project is being developed under a program that highlights disaster resilience. The property is being built to withstand a disaster. Parker questioned information on the amount of rent and apartment sizes. Young asked to see a site plan. Young along with The Board and Clement discussed the traffic, drainage, light pollution and possible privacy for existing neighbors with a 3-story building being built. Freibert gave details on the parking lot lights. Young said he was against this project.

Motion By: William Travis to approve

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, William Travis, Kylan Douglas

Against: NONE

Absent: Jimmy Meyer, Jeffrey Smith

Motion Approved

V. ZONING COMMISSION AGENDA- Public Hearing

OLD BUSINESS:

Z-2020-07-00079 Rezoning request by Anthony Perkins to rezone from a RM-2 Expanded Conditional Use to allow prepared food to MX-C, located at 807 E. Church St.

Public Hearing:

For: Anthony Perkins, Owner

In Attendance: NONE

Discussion: Schillace explained to Perkins due to only three Commission members being present he had the option to table. It was also stated his case would go to the City Council for final decision. Perkins said he wants to rezone his property because vendors will not deliver to his business due to it not being zoned commercial. Sandifer explained how the rezoning would allow for a variety of different business to come into the area vs. his ECU approval gives him permission to do everything he is currently doing. Sandifer suggested adding his heirs to the ECU. Sandifer and Perkins discussed the petition he submitted. (petition is scanned and on record in the file) Williams asked if the office received any public input, Schillace replied no. Sandifer asked if anyone was in opposition, no one replied.

Motion By: William Travis recommended approval

Seconded By: Kylan Douglas

Vote:

For: William Travis, Kylan Douglas

Against: Matt Sandifer

Absent: Jimmy Meyer, Jeffrey Smith

Motion Approved

NEW BUSINESS:

NONE

VI. PLANNING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

SUB-2020-10-00138 Major Subdivision request by Gulf Coast Housing Partnership for final subdivision approval of PS2 Subdivision (22 single family lots & greenspace), acceptance of dedication of all public improvements, and acceptance of 1 year performance bond for the construction of all public improvements in accordance with final plat by John E. Bonneau & Associates, Inc. and construction drawings by Webb M. Anderson located at 1105 Hewitt Rd; Zoned RS-11.A

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: Schillace said after speaking to the city attorney this case cannot be heard/discussed because Douglas would have to recuse himself and we would not have a quorum.

Motion By: Matt Sandifer to table

Seconded By: William Travis

Vote:

For: Matt Sandifer, William Travis

Against: NONE

Absent: Jimmy Meyer, Jeffrey Smith

Recuse: Kylan Douglas

Motion Approved

NEW BUSINESS:

SUB-2020-11-00143 Minor Subdivision request by Carolyn Gaiennie to resubdivide Lot B-1 of Market Lane Subdivision into Lots B-1-A & B-1-B of Market Lane Subdivision located at 2203 W. Church Street in accordance with survey by Andrew N. Faller dated 10/15/2020; Zoned C-H

Public Hearing:

For: CC Gaiennie, Representative for Owner
In Attendance: NONE

Discussion: Gaiennie said the property is zoned commercial and they built a commercial building on his property. They need to resubdivide so he does not lose his homestead exemption. Schillace said this resubdivide meets all city requirements and the only reason it has to come before the commission is due to the lot size. Sandifer asked if anyone was here on behalf of this case, no one replied.

Motion By: William Travis to approve

Seconded By: Matt Sandifer

Vote:

For: Matt Sandifer, William Travis, Kylan Douglas

Against: NONE

Absent: Jimmy Meyer, Jeffrey Smith

Motion Approved

SP-2020-11-00893 Major Site Plan request by Hammond Station Apts LLC to review and approve site plan for multi-family apartments located at 1400 SW RR Ave in accordance with site plan; Zoned C-N

Public Hearing:

For: Chris Clement, HCI Communities, Senior Vice President
Roger Freibert, HCI Architecture
Angie Amard, Richard Lambert Consultants, LLC

In Attendance: Dee Parker, Simpson Place
Bryan Young, 1217 S. Magnolia St. Adjacent Neighbor

Discussion: Clement offered to answer any questions anyone had. Schillace stated there is a revised site plan to accommodate some of Jeffrey Smith request per the work session and to please reference this site plan in your motion. Amard discussed the Tre Grid parking lot composite and drainage system. Amard pointed out there should be a 75% reduction of water going into the City of Hammond drainage system. Young questioned the drainage system. Sandifer and Clement discussed the community garden and who will keep up the maintenance. Amard and Douglas discussed the run off. Sandifer asked Clement to verify they will not negatively affect the neighbors with their lights. Sandifer also requested a solid construction drive and parking areas.

Motion By: Kylan Douglas to approve per the newest site plan containing the Magnolia St. sidewalk

Seconded By: Matt Sandifer

Vote:

For: Matt Sandifer, William Travis, Kylan Douglas

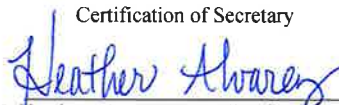
Against: NONE

Absent: Jimmy Meyer, Jeffrey Smith

Motion Approved

VII. ADJOURN: All in favor

Certification of Secretary



I, Heather Alvarez, 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 December 3, 2020