

**CITY OF HAMMOND  
PLANNING AND ZONING COMMISSIONS AND  
BOARD OF ADJUSTMENTS MEETING  
312 EAST CHARLES STREET AGENDA  
Thursday January 7, 2021 5:00 P.M.**

**Work Session MONDAY January 4, 2021 NOON in 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:** Tracie Schillace; Planner Coordinator, Heather Alvarez; Secretary

**III. APPROVAL OF MINUTES: Oct. 8, 2020, Nov. 5, 2020, Nov. 16, 2020 & Dec. 3, 2020**

**Motion By:** Kylan Douglas to approve Oct. 8, 2020, Nov. 5, 2020, Nov. 16, 2020

**Seconded By:** William Travis

**Vote:**

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

**Against:** No One

**Motion Approved**

**Motion By:** Kylan Douglas to approve Dec. 3, 2020

**Seconded By:** Matt Sandifer

**Vote:**

**For:** Matt Sandifer, William Travis, Kylan Douglas

**Against:** No One

**Abstain:** Jimmy Meyer, Jeffrey Smith due to non-attendance

**Motion Approved**

**IV. BOARD OF ADJUSTMENTS**

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**VAR-2020-12-00084 Variance** request by Bradley Stevens to waive **UDC#14-5364 Article 6.3.1** to allow 15' front setback where 25' is required, to allow side setback of 7' where 10' is required, 5' side and rear for accessory structure where 10' is required located at 406 N. Magnolia St.; Zoned RS-11 & Hyer-Cate Overlay

**Public Hearing:**

**For:** Bradley Stevens, Owner/Applicant

**In Attendance:** No One

**Discussion:** Stevens said he would like to tear down his current house and build a new one. In doing so, he would like to preserve the current oak tree. In order to do that, he would not meet the side setback and asking for a variance. Sandifer said for the record he wanted it noted the parking would be in the back therefore; this would not cause an issue with parking in the front on the sidewalk. Smith asked if we received any opposition from neighbors. Schillace stated no and noted we also received a letter in favor of the request from each adjacent neighbor. Meyer asked if anyone was in opposition, no one replied.

**Motion By:** Jeffrey Smith to approve

**Seconded By:** Matt Sandifer

**Vote:**

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

**Against:** No One

**Motion Approved**

**VAR-2020-12-00085 Variance** request by Tracy Washington Wells to waive **UDC#14-5364 Article 6.3.2 B) Attached House RM-2** to allow 7,500 sq. ft. lot where 10,000 sq. ft. lot is required for duplex, waive lot min width required 55' where lot is 50' wide, and to waive **Iowa Addition Overlay Article 8.4.5 District Restrictions** to allow for the creation of a duplex/attached house where a duplex is prohibited located at 211 S. Elm St; Zoned RM-2 & Iowa Addition Overlay

**Public Hearing:**

**For:** Tracy Washington Wells, Owner/Applicant

**In Attendance:** Lee Collins, 207 S. Elm St. Adjacent Neighbor

**Discussion:** Schillace stated Washington-Wells emailed a requested to remove her case from the agenda. Meyer asked if anyone was there on behalf of the case. It was explained, the item was being removed from the agenda and there would be no vote but they would allow public comment. Collins said she has an issue with requesting so many variances, why even have ordinances? Smith said last year they denied a similar request adjacent to this location. It was said, if a new request was submitted the adjacent neighbors would be notified again. Meyer asked if anyone else was there on behalf of the case, no one replied.

**Motion By:** Matt Sandifer to remove request from agenda

**Seconded By:** Kylan Douglas

**Vote:**

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

**Against:** No One

**Motion Approved**

**VAR-2020-12-00086 Variance** request as it pertains to major site plan for Realtymax LLC to **UDC#14-5364 Article 6.3.4 for C-H**

**G.) Build-to-Area** min 65% of lot width for building façade (27% provided),

**P.) Transparency** min 55% required on ground story (0% provided),

**R.) Blank wall area** max 30' (0' provided),

**S.) Street facing entrance** required (0 provided), located at 120 Commerce St.; Zoned C-H

**Public Hearing:**

**For:** Daniel Laborde, Representing Reality Max, Owner/Applicant

**In Attendance:** Bruce Montrial, Adjacent Neighbor

James Berry, Adjacent Neighbor

**Discussion:** Laborde stated after the work session he met with design engineer and made changes to the site plan. The new site plan was included in The Boards packets. Because of the updated design, there is no longer a need to apply for a variance for R & S as stated in the request. Laborde said under the current design there are seven units with approximately 1750 sq. ft. each. They intend to offer build to suite with the hopes of someone taking over more than one unit. Laborde questioned The Board what does it means to be transparent, it was discussed. Montrial asked how close was the building going to be to the street. It was said approximately 18 feet, due to the zoning requirements. Berry said he owns property to the South and questioned if a fence would be installed. He also questioned the drainage. The Board along with Laborde explained the drainage system. It was noted he could not shed water on their property or any neighbor. Smith said he appreciated Laborde working with The Board and making the changes to accommodate the ordinances.

**Motion By:** Matt Sandifer to modify and approve the variance for **G.) Build-to-Area** min 65% of lot width for building façade & **P.) Transparency** min 55% required on ground story, per the revised site plan received on January 6, 2021.

**Seconded By:** Jimmy Meyer

**Vote:**

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

**Against:** No One

**Motion Approved**

**Kylan Douglas recused himself from the room**

**V. 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:** David Harms, Gulf Coast Housing Partnership Representative  
Webb Anderson, Design Engineer with Spangler Engineering

**In Attendance:** No One

**Discussion:** Schillace said she received all department approval letters, draft bond, cost estimates and the lights were finalized. Everything is in order to move forward with the project. Meyer asked if anyone was here on behalf of the case, no one replied.

**Motion By:** Jeffrey Smith recommended approval

**Seconded By:** Matt Sandifer

**Vote:**

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

**Absent:** Kylan Douglas

**Motion Approved**

Meyer asked if the houses are rentals, Harms stated the because of the financing they must be leased for the first 15 years.

**Kylan Douglas walked back in and assumed seating**

**NEW BUSINESS:**

**SP-2020-12-00901 Major Site Plan** request by Realtymax LLC for commercial building site plan located at 120 Commerce St.; Zoned C-H

**Public Hearing:**

**For:** Daniel Laborde, Representing Reality Max, Owner/Applicant

**In Attendance:** Bruce Montrial, Adjacent Neighbor  
James Berry, Adjacent Neighbor

**Discussion:** Meyer asked if there were any new comments or discussion, no one replied. Meyer asked if anyone was in objection, no one replied.

**Motion By:** Kylan Douglas to approve per the revised plan received January 6, 2021

**Seconded By:** Jeffrey Smith

**Vote:**

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

**Against:** No One

**Motion Approved**

**VI. ZONING COMMISSION AGENDA-PUBLIC HEARING**

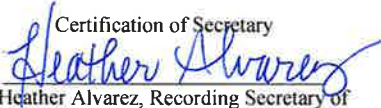
**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**NONE**

**VI. 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 January 7, 2021

**CITY OF HAMMOND  
PLANNING AND ZONING COMMISSIONS AND  
BOARD OF ADJUSTMENTS MEETING  
312 EAST CHARLES STREET AGENDA  
Thursday, February 4, 2021 5:00 P.M.**

**Work Session MONDAY January 28, 2021 NOON in 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:** Tracie Schillace; Planner Coordinator, Heather Alvarez; Secretary, Lacy Landrum; Director of Administrator, Andre Coudrain, City Attorney

**III. APPROVAL OF MINUTES:** January 7, 2021

**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**

**IV. BOARD OF ADJUSTMENTS**

**OLD BUSINESS:**

**NONE**

**Jeffrey Smith recused himself from the room for the following two cases**

**NEW BUSINESS:**

**VAR-2021-01-00087 Variance** request by Stumpers LLC to **waive UDC#14-5364 Article 6.3.4 Build to Area max setback from primary street & side street** located at 1420 SW Railroad Ave. in accordance with site plan by Pistorius Associates LLC; Zoned C-N & DDD

**Public Hearing:**

**For:** Bezzie Landry, Representing Stumpers, LLC, 802 W. Thomas St.

**In Attendance:** No One

**Discussion:** Landry said this property has a 10-foot sewer servitude prohibiting them to build on the property line as the code requires. He asked for a variance to allow him to set the building further back. Sandifer said this property came before the Board of Adjustments a while back and they were unaware of the existing sewer line and it was turned down. The sewer line causes a true hardship. Meyer asked if anyone was in opposition, no one replied.

**Motion By:** Matt Sandifer to approve

**Seconded By:** Kylan Douglas

**Vote:**

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

**Against:** No One

**Absent:** Jeffrey Smith

**Motion Approved**

**VAR-2021-01-00088 Variance** request by Beezie Landry (applicant) to **waive UDC#14-5364 Article 6.3.4 Build to Area max setback from primary street of 5'** located at 1735 & 1725 SW Railroad Ave in accordance with site plan by DDG; Zoned CH & DDD

**Public Hearing:**

**For:** Beezie Landry, Applicant, 802 W. Thomas St.

**In Attendance:** No One

**Discussion:** Landry stated this property also has an existing servitude, for gas, that will not allow them to build within the allowed max. He is asking for the building to be set further back. Landry said they also need a drive thru on one of the buildings and needs the set back to allow for vehicle stacking. Landry stated he went before the DDD and they approved his plans. Travis questioned the location. Landry said both of the existing buildings would be demolished and new ones built. Schillace asked if the property would be subdivided into one lot and Landry said yes. Meyer asked if anyone was in opposition, no one replied.

**Motion By:** Matt Sandifer to approve

**Seconded By:** William Travis

**Vote:**

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

**Against:** No One

**Absent:** Jeffrey Smith

**Motion Approved**

**Jeffrey Smith entered the room and resumed his seat**

**VAR-2021-01-00089 Variance** request by Lisciotti Development Corp. (applicant) to **waive UDC#14-5364 Article 6.3.4 Build to Area** for C-H located at 3031 Hwy 190 West in accordance with site plan by Greyden Engineering; Zoned C-H

**Public Hearing:**

**For:** Todd Rogers, Greyden Engineering

**In Attendance:** Lance Recile

David & Michelle Sterkins

**Discussion:** Rogers said they are working with DOTD for approval, and they are only allowing one entry into the property off of Hwy 190W. They have to push the building back to accommodate for the parking and access all the way around the building. Sandifer asked if they meet the parking requirements, Schillace answered yes. Smith questioned if the second lot would use the same driveway, Rogers stated it's all one lot. That is a lease line, as of now they have no use for that part of the lot. Schillace said there are utilities running along Hwy 190 stopping them from building to the property line. Sterkins said he owns the property directly behind this location and questioned access to his property. He wants to know if Chick-fil-A customers would use Recile Lane. It was said no. There was a lengthy discussion about who owns Recile Ln. and if it is inside or outside the city limits. Sterkins property is not located inside the city limits and Recile Ln., the drive to access his property is not recognized. Sterkins asked about widening Recile Ln. in order to commercially develop his property. Sterkins said this development would close off 11 acres of possible development with a 19-foot access drive. Smith suggested negotiating this between the property owner and buyer/developer. The Board cannot assist in this decision. Meyer asked if anyone was in opposition, no one replied.

**Motion By:** William Travis to approve

**Seconded By:** Jimmy Meyer

**Vote:**

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

**Against:** No One

**Motion Approved**

**VAR-2021-01-00090 Variance** request by Adrien Wells to **UDC#1-5364 Article 6.3.2 B. Lot Area required 8,000 sq. feet** to allow 7,056.72 sq. feet in conjunction with rezoning request to RM-3 to allow construction of a duplex located at 905 S. Mooney Ave.; Zoned RS-3

**Public Hearing:**

**For:** Tracy Wells, representing Adrien Wells, 602 S. Mooney Ave.

**In Attendance:** No One

**Discussion:** T. Wells stated A. Wells was unable to attend and nothing has changed from the work session. He would like to build a duplex on this lot. Schillace said there is another case on the agenda for this property. Meyer asked if anyone was in opposition, 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. PLANNING COMMISSION AGENDA- Public Hearing**

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

NONE

**VI. ZONING COMMISSION AGENDA-PUBLIC HEARING**

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

**Z-2021-01-00088 Rezoning** request by Tracy Washington to rezone a lot being 50'X150' in the S 1/3 of the SW 1/4 of Blk 7 of the Iowa Addition from RM-2 to RM-3 located at 211 S. Elm St.; Iowa Addition Overlay

**Public Hearing:**

**For:** Tracy Washington Wells, Owner/Applicant, 602 Mooney Ave.

**In Attendance:** Lee Collins, 207 S. Elm, Adjacent Neighbor

Devon Wells, 602 Mooney Ave.

John Bostic, 700 E. Iowa, President of Iowa Addition Overlay

Allen Lloyd, 203 S. Elm St., Adjacent Neighbor

Jerry Babin, 205 S. Elm St., Adjacent Neighbor

Karen Wallsten, 404 S. Cherry St. Lives in Iowa Addition

**Discussion:** The Planning Department received 12 letters of opposition on this case, they are scanned and saved in the file. They are from Allen Lloyd, Barbara Roberds, EJ Elam, Geraldine Bennett, Jeanne Voorhees, Jerry Babin, John Bostic, Karen Wallsten, Lee Collins, Louise Bostic, Maude Cusimano, Shauna Seals. The Commission received copies of all letters. T. Wells said she is requesting a rezoning, to build a duplex as her primary residence on the property. She stated she has no intent of building a complex. Schillace said the current zoning allows for a duplex, the lot size requirements are different between RM-2 and RM-3. The lot is not large enough to allow a duplex. In addition, the overlay district does not allow for multi-family to be built. T. Wells said the lot size requirements for a RM-3 are smaller than RM-2 and her request allows for a smaller variance request. Smith questioned Wells if she was aware of the overlay district when she purchased the property and she said no. T. Wells stated at the work session Smith brought up he lives in the area and is against the request. She asked if he should recuse himself, and Smith said no. He lives in the area, not involved in the case directly. Collins said she owns the property next door; she would like to see a single-family house be built on the property. D. Wells questioned Collins about her address. D. Wells said he has built multiple duplexes and houses, and he has never had an issue with anyone building next to anyone. He stated the area needs help and what he builds will not bring down the area. He said his wife is scared of crime in the area of their current home and wants to move. Wells said he walked the neighborhood for two days talking to everyone he could. Bostic said when he moved into the neighborhood there were over 45 blighted properties. The overlay is very important in maintaining the quality of the neighborhood. It has brought them a long way in keeping the area safe and family oriented. He asked The Commission to vote no. Sandifer said the issue everyone has is allowing a duplex, not rezoning. Bostic said the property should be zoned RS-5 for single-family housing. Sandifer agreed. Lloyd said he has spoken to everyone on the street and most are here, they do not want multi-family housing on the street. Babin said he does not want a duplex in the area. He said a single-family house would be great over a vacant lot. He asked The Commission to vote no for a duplex. Sandifer said even if the rezoning were to be approved, Wells would have to come back and ask for a variance due to the lot size and overriding of overlay district regulations. The Commission discussed difference between the RM-2 and RM-3 allowed uses. T. Wells said there is property two blocks away zoned RM-3. T. Wells presented a 2-page document with 22 signatures in favor of her building a duplex. This document is scanned and saved in the file. Wallsten said there are multiple zonings in the area, the problem is not the zoning. The issue is the overlay does not allow multi-family by law. She and the other residents welcome a single family home. She helped write the overlay district and knows what is allowed. She said Wells should have asked for a variance not a rezoning. There have been incredible changes in the area since removing the blight. She asked The Commission to deny the request. Meyer said rezoning this would allow for too many additional uses. Schillace

said she received a call from Damian Strouse who owns property near-by. He wanted to build a duplex in the Iowa District Overlay and was denied. He questioned the request. T. Wells said at the work session she requested a list of all the rezoning's in the overlay. Schillace said Meyer has the list of properties. D. Wells picked up list from Meyer. There is a copy of this list scanned and in the file. T. Wells questioned a rezoning of property located on Holly and Orange. It was noted that was for the First Guaranty Bank expansion. Smith asked if the signatures Wells received on her petition were from property owners or renters, she said both. T. Wells stated she is being transparent on what she is requesting.

**Motion By:** Jeffrey Smith recommended denial

**Seconded By:** Jimmy Meyer

**Vote:**

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

**Against:** No One

**Motion Approved**

**Z-2021-01-00089 Rezoning** request by Adrien Wells to rezone a lot being 0.162 acres from RS-3 to RM-3 in accordance with survey by Wm. J. Bodin Jr. dated 5/26/2020 located at 905 S. Mooney Ave.

**Public Hearing:**

**For:** Tracy Washington, Representing Adrien Wells, 602 Mooney Ave.

**In Attendance:** No One

**Discussion:** Travis asked if this property was located in any overlay districts, it was stated no. Meyer asked if anyone was in opposition, no one replied. The Commission asked if there were any calls or letters about request, it was noted there were none.

**Motion By:** William Travis recommended approval

**Seconded By:** Matt Sandifer

**Vote:**

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

**Against:** No One

**Motion Approved**

**Jimmy Meyer asked City Attorney, Andre Coudrain to come up and discuss the Memorandum concerning the process of property being located in an overlay district.**

**Jeffrey Smith resigned from The Planning and Zoning Commission, and Board of Adjustments.**

**VI. ADJOURN:** All in favor

**CITY OF HAMMOND  
PLANNING AND ZONING COMMISSIONS AND  
BOARD OF ADJUSTMENTS MEETING  
312 EAST CHARLES ST.  
AGENDA- Wednesday March 31, 2021 5:00 P.M.**

**Work Session Thursday March 25th NOON in City Council Chambers**

**PUBLIC HEARING MEETING:**

**I. CALL PUBLIC HEARING TO ORDER**

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

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

**III. APPROVAL OF MINUTES:** February 4, 2021

**Motion By:** William Travis to table

**Seconded By:** Kylan Douglas

**Vote:**

**For:** Jimmy Meyer, William Travis, Kylan Douglas

**Absent:** Matt Sandifer

**Motion Approved**

**IV. ELECTION OF CHAIRMAN AND CO-CHAIRMAN**

**Motion By:** William Travis to table

**Seconded By:** Kylan Douglas

**Vote:**

**For:** Jimmy Meyer, William Travis, Kylan Douglas

**Absent:** Matt Sandifer

**Motion Approved**

**IV. BOARD OF ADJUSTMENTS**

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**VAR-2021-03-00091 Variance** request by Jeremy and Courtney Dibenedetto to waive **UDC#14-5364 Article 6.3.1 Accessory Setbacks** for a pool in accordance with site plan located at 1003 N. General Pershing; Zoned RS-11

**Public Hearing:**

**For:** Jeremy DiBenedetto, Owner

**In Attendance:** No One

**Discussion:** DiBenedetto said he would like to add a pool to his back yard. Due to size and setbacks, it will not meet code requirements and he is asking for a variance. At the work session, DiBenedetto submitted a signed petition from each adjacent neighbor stating they had no issues with his request. This document is scanned and is located in file. DiBenedetto also noted he has a civil engineer submitting his drainage plan. Meyer asked if anyone was in opposition, no one replied.

**Motion By:** William Travis to approve

**Seconded By:** Kylan Douglas

**Vote:**

**For:** Jimmy Meyer, William Travis, Kylan Douglas

**Absent:** Matt Sandifer

**Motion Approved**



**V. ZONING COMMISSION AGENDA-PUBLIC HEARING**

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**NONE**

**VI. PLANNING COMMISSION AGENDA- Public Hearing**

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**SUB-2021-03-00149 Minor Resubdivision** request by Joyce and Anthony Cox to resubdivide several lots in Blk 29 of the Barber Addition into Lots 1 through 6 in accordance with survey by Max J. Bodin dated 2/11/2021 located at 1109 & 1103 S. Spruce St.; Zoned RM-2

**Public Hearing:**

**For:** Joyce Cox, Owner

Daughter of Owner

**In Attendance:** Curtis Brumfield, 1104 S. Pine St. Adjacent Neighbor

**Discussion:** In the middle of discussion Commissioner, Matt Sandifer walked in and took his seat. Cox said she owns two parcels of land and is asking to resubdivide them into six lots. Schillace said this request meets all city requirements. Meyer asked if anyone was there on behalf of the case, Brumfield stood up. Brumfield lives next door to proposed Lot 6. He said he has never been involved in a rezoning and came to see what it was about. Schillace explained this was not a rezoning request and detailed the process of the resubdivision. Brumfield said he is using Coxes property to store some of his vehicles. Schillace said those were cited by the city Code Enforcement Dept. Brumfield said they are not abandoned. There was little discussion about Brumfield wanting to leave his equipment on Coxes property and claiming it. Meyers said Cox has a survey and deed showing this is her property. It was said this is a civil matter and the city cannot do anything.

**Motion By:** William Travis to approve

**Seconded By:** Kylan Douglas

**Vote:**

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

**Absent:** No One

**Motion Approved**

**VII. ADJOURN:** All in favor

**CITY OF HAMMOND  
PLANNING AND ZONING COMMISSIONS AND  
BOARD OF ADJUSTMENTS MEETING  
312 EAST CHARLES ST.  
AGENDA- Thursday May 6, 2021 5:00 P.M.**

**Work Session Thursday April 29, 2021 NOON in City Council Chambers – \*CANCELED\***

**PUBLIC HEARING MEETING:**

**I. CALL PUBLIC HEARING TO ORDER**

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

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

**III. APPROVAL OF MINUTES:** February 4, 2021 & March 31, 2021

**Motion By:** William Travis to table

**Seconded By:** Kylan Douglas

**Vote:**

**For:** Jimmy Meyer, William Travis, Kylan Douglas

**Against:** NONE

**Absent:** Matt Sandifer

**Motion Approved**

**IV. ELECTION OF CHAIRMAN AND CO-CHAIRMAN**

**Motion By:** Kylan Douglas to table

**Seconded By:** William Travis

**Vote:**

**For:** Jimmy Meyer, William Travis, Kylan Douglas

**Against:** NONE

**Absent:** Matt Sandifer

**Motion Approved**

**IV. BOARD OF ADJUSTMENTS**

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

NONE

**V. ZONING COMMISSION AGENDA-PUBLIC HEARING**

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

**Z-2021-04-00090 Expanded Conditional Use** request by Betty L. Brown to allow placement of a manufactured home meeting all code requirements on Lot 7 Blk 7 Greenville Park Addition located at 108 W. Green St. Zoned RS-3

**Public Hearing:**

**For:** Betty Brown, Owner

**In Attendance:** NONE

**Discussion:** Brown said he wants to buy a manufactured home and move it on the lot. Meyers asked if anyone contacted the office, Schillace said there is a builder David Foster, Sr. that built a new construction home at 107 E. Stanley St. and he was against the case. Other than him, no one else has contacted the office. Brown provided a piece of paper with six signatures of neighbors that are in favor of her request. This is scanned and in the file. Meyer asked if anyone was in opposition, no one replied. Schillace recommended removing the dead tree on property. Brown said if it is her, she will have it removed.

**Motion By:** Kylan Douglas recommended approval

**Seconded By:** William Travis

**Vote:**

**For:** Jimmy Meyer, William Travis, Kylan Douglas

**Against:** NONE

**Absent:** Matt Sandifer

**Motion Approved**

**VI. PLANNING COMMISSION AGENDA- Public Hearing**

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

**SP-2021-03-00918 Major Site Plan** review requested by Harrison French & Associates for an additional building for tire sales/repair to be located in the rear of existing oil change business in accordance with site plan dated 3/12/2021 located at 2205 SW Railroad Ave; Zoned C-H

**Public Hearing:**

**For:** NONE

**In Attendance:** NONE

**Discussion:** Schillace went over request and said it is coming before commission due to size. Love’s is building an additional building in the back for tire changes. Meyer asked if there was any opposition, no one replied.

**Motion By:** William Travis to approve

**Seconded By:** Kylan Douglas

**Vote:**

**For:** Jimmy Meyer, William Travis, Kylan Douglas

**Against:** NONE

**Absent:** Matt Sandifer

**Motion Approved**

**SUB-2021-04-00150 Minor Resubdivision** request by Lisciotti Development to subdivide approx. 2.5 acre parcel in to Lot 1 and Lot 2 in accordance with survey by Landsource Inc. located at 3031 Hwy 190 West; Zoned C-H

**Public Hearing:**

**For:** David Patterson, Landsource Surveying

**In Attendance:** NONE

**Discussion:** Patterson provided an updated survey showing The Caston’s keeping Recile Ln. with a dedication note. The Caston’s will retain ownership of Recile Ln. Schillace said it will be a privately owned. The Commission discussed Recile Ln. Meyer asked if there was any opposition. No one replied.

**Motion By:** Kylan Douglas to approve

**Seconded By:** William Travis

**Vote:**

**For:** Jimmy Meyer, William Travis, Kylan Douglas

**Against:** NONE

**Absent:** Matt Sandifer

**Motion Approved**

**VII. ADJOURN:** All in favor

**CITY OF HAMMOND  
PLANNING AND ZONING COMMISSIONS AND  
BOARD OF ADJUSTMENTS MEETING  
312 EAST CHARLES ST.  
AGENDA- Thursday June 3, 2021 5:00 P.M.**

**Work Session Thursday May 27, 2021 NOON in City Council Chambers**

**PUBLIC HEARING MEETING:**

**I. CALL PUBLIC HEARING TO ORDER**

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

**ALSO IN ATTENDANCE:** Heather Alvarez; Secretary, Lacy Landrum; Director of Administration

**III. APPROVAL OF MINUTES:** February 4, 2021, March 31, 2021 & May 6, 2021

**Motion By:** Matt Sandifer to table

**Seconded By:** William Travis

**Vote:**

**For:** Matt Sandifer, William Travis, Kylan Douglas

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**IV. ELECTION OF CHAIRMAN AND CO-CHAIRMAN**

**Motion By:** Matt Sandifer to table.

**Seconded By:** Kylan Douglas

**Vote:**

**For:** Matt Sandifer, William Travis, Kylan Douglas

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**V. BOARD OF ADJUSTMENTS**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

**VAR-2021-03-00092 Variance** request by Adrien Wells to waive **UDC#14-5364 Article 6.1.1** to allow an equipment storage yard that was previously granted approval to expire on 5/1/2012 where there is no primary structure to be located at 809 Mooney Ave; Zoned RS-3

**Public Hearing:**

**For:** None

**In Attendance:** None

**Discussion:** Sandifer asked what brought this up; Alvarez stated Wells applied to add another building to the lot and it was found he is not properly zoned. After researching Wells was granted a variance on May 1, 2008 for four years to allow his utility trailers on the lot. This request is to allow the storage yard with no time frame.

**Motion By:** Kylan Douglas to approve

**Seconded By:** Matt Sandifer

**Vote:**

**For:** Matt Sandifer, William Travis, Kylan Douglas

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**VAR-2021-05-00093 Variance** request by Harrah & Reynolds Corporation (owner) and Green Spaces, LLC (applicant) to waive **UDC#14-5364 Article 6.3.3 G. Build- to area, O. Ground Story Height Minimum, P. & Q. Transparency for ground and upper stories**, located at 908 W. Morris Ave.; Zoned MX-N, Thomas/Morris Overlay & Hyer-Cate Preservation District

**Public Hearing:**

**For:** John Bowan, MSH Architects

**In Attendance:** Dr. Megan Currier called in by phone

**Discussion:** Bowan wants to adapt the lot to reflect the residential structures overlaid, but due multiple UDC overlays there is conflict. Bowan presents a middle ground option that adjusts the setbacks required from 15 feet to 20 feet. Structure has gone up to 12 feet on the front gable. With the proposed fence there is 45% transparency across the site, without the fence the site does not meet the transparency requirements. Sandifer elaborates on the urbanization and community walkability aspects by the City of Hammond in respect new projects. Sandifer proposes only using two lots for construction and retaining the third mixed use lot for parking. Douglas inquired if it was possible to move the building up 5 feet. Bowan and Currier said that it would be dangerous to turn a wheel chair with the reduced space. William Travis led a discussion on the healthy water oaks located on the property. Sandifer and Bowan discuss potential seating options. Bowan expressed that this is the industry standard floor plan suits the area well and is adaptive in nature. Sandifer expressed that it does not fit with the master plan. Sandifer and Travis recommended going back to the drawing board to make it fit the UDC requirements.

**Motion By:** William Travis to table

**Seconded By:** Kylan Douglas

**Vote:**

**For:** Matt Sandifer, William Travis, Kylan Douglas

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**VI. ZONING COMMISSION AGENDA-PUBLIC HEARING**

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

**TA-2021-04-00022 Text Amendment to UDC Ord#14-5364 Article 6.1.1 Residential Single-Family** to revise description in regards to boats on trailers in residential areas

**Public Hearing:**

**For:** Andre Coudrain, City Attorney

**In Attendance:** NONE

**Discussion:** Sandifer asked to table until there is a full board. Andre Coudrain, City Attorney, is working with the City's Code Enforcement department to address areas – specifically a location that has a boat on a trailer on the property.

**Motion By:** William Travis to table

**Seconded By:** Matt Sandifer

**Vote:**

**For:** Matt Sandifer, William Travis, Kylan Douglas

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**Z-2021-04-00091 Rezoning** request by Starwood Management Company to rezone 0.225 acre parcel (67'X 146') located at 505 W. Coleman Ave from RM-2 to MX-C in accordance with survey by Wm. J. Bodin Jr. dated 11/12/2018

**Public Hearing:**

**For:** NONE

**In Attendance:** NONE

**Discussion:** Sandifer asked if anyone was here on behalf of the case, no one replied. Alvarez said the owner said he was going to attend. Douglas inquired if this parcel was to previously be sold to the City of Hammond. Lacy Landrum, City Administrator, confirms that based on the master plan that area was to become open space as part of the park. The item was listed in the budget, but the funding was cut in the final budget by the City Council. The Commission discussed the application.

**Motion By:** Matt Sandifer recommended to deny

**Seconded By:** William Travis

**Vote:**

**For:** Matt Sandifer, William Travis, Kylan Douglas

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**VII. PLANNING COMMISSION AGENDA- Public Hearing**

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**NONE**

**VIII. ADJOURN:** All in favor

**CITY OF HAMMOND  
PLANNING AND ZONING COMMISSIONS AND  
BOARD OF ADJUSTMENTS MEETING  
312 EAST CHARLES ST.  
REVISED AGENDA- Thursday July 1, 2021 5:00 P.M.**

**Work Session Thursday June 24, 2021 NOON in City Council Chambers**

**PUBLIC HEARING MEETING:**

**I. CALL PUBLIC HEARING TO ORDER**

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

**ALSO IN ATTENDANCE:** Lacy Landrum; Director of Administration, Heather Alvarez; Secretary, Robert Morgan; Building Official

**III. APPROVAL OF MINUTES:** February 4, 2021, March 31, 2021, May 6, 2021 & June 3, 2021

**Motion By:** Kylan Douglas to approve February 4, 2021, March 31, 2021, May 6, 2021

**Seconded By:** William Travis

**Vote:**

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

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**Motion By:** Kylan Douglas to table June 3, 2021

**Seconded By:** Matt Sandifer

**Vote:**

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

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**IV. ELECTION OF CHAIRMAN AND CO-CHAIRMAN**

**Motion By:** William Travis to appoint Jimmy Meyer as Chairman, and Matt Sandifer as Co-Chairman

**Seconded By:** Kylan Douglas

**Vote:**

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

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**V. PLANNING COMMISSION- Public Hearing**

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**SP- 2021-06-00929 Major Site Plan** request by RichSmith Holdings, LLC to approve site plan The Ridge at Hammond Apartments, a two 3-story 48 unit complex located on RichSmith Lane; Zoned RM-3

**Public Hearing:**

**For:** Jerry Kelso, Civil Engineer

**In Attendance:** NONE

**Discussion:** Phase I was presented and approved previously and this is considered Phase II. RichSmith wants to start both projects at the same time. Meyer asked Morgan if he had any concerns, Morgan said no. Meyer asked if anyone was in opposition, no one replied.

**Motion By:** William Travis to approve

**Seconded By:** Matt Sandifer

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas  
**Against:** NONE  
**Absent:** NONE

**Motion Approved**

**SP-2021-06-00930 Minor Site Plan** request by McMath Construction (applicant) and Mohamed Elkersh (owner) to approve a site plan for Advanced Pain Institute located at 42119 Veterans Ave; zoned C-H

**Public Hearing:**  
**For:** Danny Brown with McMath Construction, Applicant  
**In Attendance:** NONE

**Discussion:** Brown stated nothing has changed from the work session. They are proposing a new building on a vacant lot right next door to the current location. Meyer asked Morgan if there were any issues, Morgan stated no. Meyer asked if anyone was in opposition, no one replied.

**Motion By:** Kylan Douglas to approve  
**Seconded By:** William Travis  
**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas  
**Against:** NONE  
**Absent:** NONE

**Motion Approved**

**SUB-2021-06-00155 Minor Resubdivision** request by Jefferies & Heather Alston to subdivide 4 parcels of land into Lots 1 -5 Block 148 The Cate Addition in accordance with a survey by Andrew Faller, PLS, located at 904 W. Idaho St.; Zoned RS-11

**Public Hearing:**  
**For:** NONE  
**In Attendance:** Nedra Holder, Adjacent Neighbor

**Discussion:** Meyer asked if there any changes from the work session, Alvarez said yes the survey shows a building to be demolished is noted on the survey. Alvarez said the applicant and owner could not make the meeting. Holder said she is an adjacent neighbor and she is not objecting to the request, she is concerned about water drainage. She said when the fence was installed it flows into her yard and she is concerned with the potential of two new homes what would happen with the drainage. Sandifer explained the process of any new builds will have to turn in an approved drainage plan before construction. Holder said she wants it on the record that she is taking water on her property. Morgan explained the water drainage between the two owners. There was extensive discussion between Morgan and The Commission about the drainage and involving Kylie Bates with the Drainage Board. Morgan said he is working with Holder on getting it resolved. Sandifer said the fence isn't causing the drainage issue, however drainage is always a concern and the building dept. will look into it. Sandifer discussed the concrete between the two lots. He said he wants the conditions attached to the survey to verify it is completed before the survey is recorded.

**Motion By:** Matt Sandifer to approve with the following conditions to be completed before recording the survey; 1. The building that crosses Lot 4 & 5 needs to be removed 2. Five feet of the concrete/tile from the property line of Lot 1 going North into Lot 2 must be removed  
**Seconded By:** Kylan Douglas  
**Vote:**  
**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas  
**Against:** NONE  
**Absent:** NONE

**Motion Approved**

**VI. ZONING COMMISSION AGENDA-Public Hearing**  
**OLD BUSINESS:**  
NONE

**NEW BUSINESS:**  
**Z-2021-06-00092 Rezoning** request by Zina Washington to rezone Lots 1, 2, 3, 4, 5, 25 Square 9 Greenville Park Addition located at 402 Washington Ave from RS-3 to C-H

**Public Hearing:**  
**For:** Zina Washington, Owner/Applicant  
**In Attendance:** NONE



**Discussion:** Washington said she would like to open a business on her property. Travis said C-H isn't realistic because of the location and he suggest a MX-C zoning. He read from the UDC what is allowed and said it will meet her request. Sandifer said there was a business there years ago, but the concerns that he has is the work that is being done without applying for permits. Meyer asked where was she getting electricity and plumbing to the portable building, Washington said from her mobile home next door. Morgan said its from an extension cord running across the property. Sandifer said you need to get that cleared up before you can start the project. Landrum said there is no reason to believe the city ever rezoned this property. Meyer asked if she would consider only rezoning the portion she intends to use as commercial, Washington said no she wants it all commercial. She is considering using the mobile home as a future barber shop. The Zoning Commission asked if she would keep the lot sizes as is, or survey the property into different lots. The Commission suggested getting a survey to show where the building sits due to the city right of way being in front of her property. Morgan mentioned to Washington that she would have to bring the portable building up to code before we could issue any permits. It was made clear there are other obstacles that would need to be cleared up before she could go further with the process, this is just one step in many. Meyer asked if anyone was in opposition, no one replied. It was stated this is a recommendation and will go to city council for final approval.

**Motion By:** William Travis to recommend approval of MX-C rezoning

**Seconded By:** Kylan Douglas

**Vote:**

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

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**VII. BOARD OF ADJUSTMENT**

**OLD BUSINESS:**

**VAR-2021-05-00093 Variance** request by Harrah & Reynolds Corporation (owner) and Green Spaces, LLC (applicant) to waive **UDC#14-5364 Article 6.3.3 G. Build- to area, P. & Q. Transparency for ground and upper stories**, located at 908 W. Morris Ave.; Zoned MX-N, Thomas/Morris Overlay & Hyer-Cate Preservation District

**Public Hearing:**

**For:** Megan Currier, Applicant for Green Spaces

**In Attendance:** Ryan Gonzales, Adjacent Neighbor 903 & 907 W. Thomas St.

**Discussion:** Currier said they are building a dental practice that does not meet the zoning requirements due to ADA compliance and the safety of patients. Sandifer stated because this property is located in the Hyer-Cate Overlay he wants to take their guidelines into consideration. Currier said she wants a residential feel to her building to fit into the neighborhood. Currier said she is trying to make her patients feel comfortable and save the trees currently on the lot, Travis said it is not worth saving but the spirit of the business is good for the area. He suggested carrying out the fence on the East side and screens the view of the parking lot. Due to it being a one way street you will want to see the building first then the driveway. Gonzales said he is in support of the business and no issues with the development. Sandifer said the code is not conducive to this area but being in the Hyer-Cate makes this variance request fit the area. Sidewalks are not required. Meyer asked if anyone was there in opposition, no one replied.

**Motion By:** William Travis to approve the request with the extension of the fence on the East side lot as presented in the June Agenda

**Seconded By:** Jimmy Meyer

**Vote:**

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

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**NEW BUSINESS:**

**VAR-2021-06-00094 Variance** request by Jefferies & Heather Alston to waive UDC #14-5364 Article 6.3.1 I Rear Accessory Structure Setback located at 904 W. Idaho St.; Zoned RS-11

**Public Hearing:**

**For:** NONE

**In Attendance:** NONE

**Discussion:** The Board of Adjustment addressed their concerns in the subdivision case. Meyer asked if anyone was here on this issue, no one replied.

**Motion By:** Kylan Douglas to approve  
**Seconded By:** Matt Sandifer

**Vote:**  
**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas  
**Against:** NONE  
**Absent:** NONE

**Motion Approved**

**VAR-2021-06-00095 Variance** request by McMath Construction (applicant) and Mohamed Elkersh (owner) to waive UDC#14-5364 Article 9 Landscaping requirements located at 42119 Veterans Ave; Zoned C-H

**Public Hearing:**  
**For:** Danny Brown with McMath Construction, Applicant  
**In Attendance:** NONE

**Discussion:** Brown said they are requesting a waiver of the 15-foot setback from the parking lot to the building. He said they are exceeding the landscaping requirements with the point system. Meyer confirmed they are exceeding the point requirement. Yes. Sandifer asked what exactly are we waiving, it was said, to waive the 15 foot greenspace distance setback between the parking lot and the building. Morgan said he had no issues with the plans. Landrum said they made creative ways to fit all the landscaping on the lot without the 15 foot.

**Motion By:** Matt Sandifer to approve waiving the greenspace distance requirement between the building and parking lot. There are no waivers on the overall point system of landscaping.

**Seconded By:** William Travis  
**Vote:**  
**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas  
**Against:** NONE  
**Absent:** NONE

**Motion Approved**

**VIII. ADJOURN:** All in favor

**CITY OF HAMMOND  
PLANNING AND ZONING COMMISSIONS AND  
BOARD OF ADJUSTMENTS MEETING  
312 EAST CHARLES ST.  
AGENDA- Thursday August 5, 2021 5:00 P.M.**

**\*CANCELED \*Work Session Thursday July 29, 2021 NOON in City Council Chambers**

**PUBLIC HEARING MEETING:**

**I. CALL PUBLIC HEARING TO ORDER**

**II. ROLL CALL:** Jimmy Meyer (P), Matt Sandifer (P), William Travis (P), Kylan Douglas (P)  
Monica Perez (P)

**ALSO IN ATTENDANCE:** Heather Alvarez; Secretary, Lacy Landrum; Director of Administration

**III. APPROVAL OF MINUTES:** June 3, 2021 and July 1, 2021

**Motion By:** William Travis to table

**Seconded By:** Kylan Douglas

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas, Monica Perez

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**IV. BOARD OF ADJUSTMENT- Public Hearing**

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**VAR-2021-07-00096 Variance** request by Rayna Piazza (owner) and Sdivittorio, LLC (applicant) to waive UDC #14-5364 Article 6.3.2 for lot size requirements to allow 4,211 sq ft where 5,000 is required, located at 908 Edwin Neil Way, zoned RM-2

**Public Hearing:**

**For:** Frank DiVittorio, representing Sam DiVittorio and Rayna Piazza

**In Attendance:** Rayna Piazza, Owner

Sam DiVittorio, Purchaser

**Discussion:** F. DiVittorio said Sdivittorio, LLC has nothing to do with this application and he wanted it on the record that he is not the applicant. Sandifer asked if Sam DiVittorio had anything to do with the process, F. DiVittorio said no, the applicant could have said Papa Smurf and it would mean the same thing. Sandifer clarified the property is adjacent to S. DiVittorio's personal house, and he would benefit from the variance request. Meyer asked who filled out the application, Alvarez said Sam DiVittorio filled out the application for the request and paid by his check. It was also noted advertising had already been completed by the time F. DiVittorio asked for Sdivittorio, LLC to be taken off the application and new ones were submitted. F. DiVittorio said the lot does not meet lot size requirements and he is asking for it to be additionally sized down. It was stated this lot does meet lot size requirements, there were no variance ever given to this lot. Douglas asked if there are any drainage issues. F. DiVittorio said there is a swamp in the back of the property. Alvarez said there was a drainage plan that was approved by the city when the Piazza house was built in 2016 and an approved drainage plan for the new construction, therefore it should drain. Douglas asked if they could cut the lot size down to keep the lot in compliance. Alvarez said if they would minimize the request size to 38 feet, it would stay a conforming lot. S. DiVittorio said his property holds water and there was no drainage in effect until he started building. F. DiVittorio said there is nothing else that can be done with this property, there is already an existing house on the lot. Meyer said that is not the problem, you have a conforming lot that you want us to approve to a nonconforming lot. Sandifer and S. DiVittorio discussed how he is draining his property. Sandifer said he does not believe this is needed for drainage purposes, Landrum said it was explained to S. DiVittorio through email that he could get 38 feet approved in house without asking for a variance.

**Motion By:** Matt Sandifer to approve

**Seconded By:** William Travis

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas, Monica Perez

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**V. ZONING COMMISSION AGENDA-Public Hearing**

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**Z-2021-07-00093 Rezoning** request by Roberta Joiner Living Trust (owner) Integrity Investors Group, LLC (applicant) to rezone 5.05 acres from RS-11.A to RM-3 in accordance with a survey by C. Randall Dixon, PLS dated 6/26/21 located on Bauerle Rd.

**Public Hearing:**

**For:** Oscar Coronado, Integrity Investors Group, LLC

**In Attendance:** Roberta Joiner's Daughter, Owner

**Discussion:** Coronado said his business owns multifamily developments throughout Louisiana and Georgia. They would like to add a new one at this location in Hammond but need to be rezoned. He said everything around this property supports the rezoning. There are two multifamily developments, one to the north and one to the west. Douglas asked what the plans were for access, Coronado said they have been in contact with the City Engineer, streets and water and sewer and they will be able to make it work. Coronado said they are willing to do what it takes. Sandifer questioned the process with rezoning RM-3 vs mixed use or commercial. It was said he would have to follow all procedures no matter the zoning. It is just allowing the use.

**Motion By:** Kylan Douglas recommended approval

**Seconded By:** Matt Sandifer

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas, Monica Perez

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**Z-2021-07-00094 Rezoning** request by Joe Tallo & Sons, Inc. to rezone 0.861 acres from I-L to C-H located in the North 2/3 of Block 12 of the Barber Addition in accordance with a survey by Max J. Bodin, PLS; DDD Overlay

**Public Hearing:**

**For:** Sam Tallo, Managing Partner of Joe Tallo & Sons, Inc.

**In Attendance:**

**Discussion:** Tallo came in to apply for resubdividing the property, to have each building on its own lot. After discussing with planning staff they suggested rezoning to commercial to be more in line with the area. Tallo agreed and said he believes this will attract more business to the area by offering commercial. Alvarez said in 2016, one of the lots were subdivided and rezoned to C-H, it was recommended approval by the Zoning Commisison and approved by City Council. The Downtown Development District was contacted and had no issues with the request. Meyer asked if anyone was in opposition, no one replied.

**Motion By:** William Travis to recommend approval

**Seconded By:** Jimmy Meyer

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas, Monica Perez

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**VI. PLANNING COMMISSION- Public Hearing**

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**SUB-2021-07-00158 Minor Subdivision** request by Rayna Piazza and Sam DiVittorio to resubdivide Lots 3 and Lot B Square 111 of The Mooney Addition into Lot 3A and Lot B1 in accordance with a survey by Andrew Faller, PLS dated 6/11/21; located at 908 Edwin Neil Way & 210 S. Linden St., zoned RM-2 and MX-N

**Public Hearing:**

**For:** Frank DiVittorio, representing Sam DiVittorio and Rayna Piazza

**In Attendance:** Rayna Piazza, Owner  
Sam DiVittorio, Owner

**Discussion:** F. DiVittorio said Rayna Piazza and Sam DiVittorio were in the audience. This request is to allow the 50 foot lot be subdivided. Meyer asked if anyone was in opposition, no one replied. Alvarez and Sandifer discussed updating the drainage plan to include the newly added land.

**Motion By:** William Travis to approve with a new drainage plan

**Seconded By:** Matt Sandifer

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas, Monica Perez

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**SUB-2021-07-00157 Minor Subdivision** request by White Investments, LLC to resubdivide Lots 4, 5, & 6 of Block 2 Section C of Whitmar Acres Subdivision into Lots 4A, 4B, 5A, 6A in accordance with a survey by Andrew Faller, PLS dated 5/28/21; zoned RS-11

**Public Hearing:**

**For:** Lynsie White, representing White Investments, LLC

**In Attendance:** NONE

**Discussion:** Alvarez said the applicant submitted in writing a request to table the request. Meyer asked if anyone was there on behalf of the case. White said they would like to table.

**Motion By:** Kylan Douglas to table

**Seconded By:** Matt Sandifer

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas, Monica Perez

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**ROW-2021-07-00011 Right of Way Revocation** request by Adrien & Venessa Wells & Lillie Scott to revoke a portion of Kansas Street right of way, and resubdivide 2 lots in Block 5 into Lots 14A & 26A, Colonial Place Subdivision, located at 707 and 809 Mooney Ave in accordance with survey by Max J. Bodin, PLS; zoned RM-2

**Public Hearing:**

**For:** NONE

**In Attendance:** NONE

**Discussion:** Alvarez said there was a water line that crosses the property that was recently brought to her attention. She contacted the surveyor and asked them to add it to the survey, it has not been done as of now. She said the owner, Adrian Wells is aware and knows the case will be removed from the agenda until all the paperwork is submitted. The Commission discussed tabling vs. removing.

**Motion By:** William Travis to remove from the agenda

**Seconded By:** Kylan Douglas

**Vote:**

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Kylan Douglas, Monica Perez

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**VII. ADJOURN:** All in favor

**CITY OF HAMMOND  
PLANNING AND ZONING COMMISSIONS AND  
BOARD OF ADJUSTMENTS MEETING  
312 EAST CHARLES ST.  
AGENDA- Thursday, October 7, 2021 5:00 P.M.**

**Work Session Thursday September 30, 2021 NOON in City Council Chambers**

**PUBLIC HEARING MEETING:**

**I. CALL PUBLIC HEARING TO ORDER**

**II. ROLL CALL:** Matt Sandifer (P), Kylan Douglas (P) Monica Perez (P) Ron Matthews (P)

**ALSO IN ATTENDANCE:** Heather Alvarez; Secretary, Robert Morgan; Building Official, Andre Coudrain; City Attorney, Lacy Landrum; Director of Administration, Bobby Mitchell; Code Enforcement Supervisor

**III. APPROVAL OF MINUTES:** June 3, 2021 and July 1, 2021, August 5, 2021

**Motion By:** Matt Sandifer to table

**Seconded By:** Kylan Douglas

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**IV. PLANNING COMMISSION- Public Hearing**

**OLD BUSINESS:**

**SUB-2021-07-00157 Minor Subdivision** request by White Investments, LLC to resubdivide Lots 4, 5, & 6 of Block 2 Section C of Whitmar Acres Subdivision into Lots 4A, 4B, 5A, 6A in accordance with a survey by Andrew Faller, PLS dated 5/28/21; zoned RS-11

**Public Hearing:**

**For:** Carlee Gonzales, representing White Investments, LLC

**In Attendance:** NONE

**Discussion:** Gonzales said one of the owners in Whitmar wants their daughter to buy the lot next door but the daughter does not want a lot that big, so they are resubdividing them to create smaller lots that still exceed lot size requirements. Sandifer asked if anyone was in opposition, no one replied.

**Motion By:** Ron Matthews to approve

**Seconded By:** Monica Perez

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**NEW BUSINESS:**

**SUB-2021-08-00159 Minor Subdivision** request by Carmack Properties, LLC to resubdivide Tract 1 of The Pittman Minor Subdivision into Tract 1A & 1B located on Market St. in accordance with a survey by William J. Bodin, Jr. RLS; zoned C-H

**Public Hearing:**

**For:** Lori Hess, represents Carmack Properties, LLC

**In Attendance:** NONE

**Discussion:** Hess said they bought the property in 2007 and built the storage units and want to put the storage units on one lot and the vacant land on its separate lot. Sandifer asked Alvarez why this had to come before The Commission, she stated due to the acreage size. Sandifer questioned Morgan about the drainage.

Hess said everything drains to Market Street, Morgan said any new development would have to follow procedure and submit new drainage plan but the current units meet requirements. Sandifer asked if anyone was in oppositions, no one replied.

**Motion By:** Kylan Douglas to approve

**Seconded By:** Matt Sandifer

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**SUB-2021-08-00160 Minor Subdivision** request by Girod REO, LLC (owner) and Rockhurst, LLC (applicant) to resubdivide 12.05 acres located at 151 Robin Hood Dr., in accordance with a survey by Bodin & Webb dated 8/13/21; zoned C-H

**Public Hearing:**

**For:** Dale Stram & Wayne Glasscock, representing Rockhurst, LLC

**In Attendance:** NONE

**Discussion:** Sandifer asked Glasscock to explain what they want to do. Glasscock said this is the old Worley Building, they were housed there from 2005 – 2020. Worley went bankrupt and Rockhurst is buying the property. They want to subdivide the two buildings each on their own lot. They have a buyer for one of the buildings and need to separate them out. Each building has its own utilities separate from the other building. Sandifer questioned drainage. Glasscock said there is a large drainage canal splitting the lots with the buildings from an 11 acre tract in the back. If someone wants to apply for an addition or new construction then the city will review the drainage. Sandifer asked if anyone was in opposition, no one replied.

**Motion By:** Monica Perez to approve

**Seconded By:** Ron Matthews

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**SUB-2021-09- 00161 Minor Subdivision** request by Edson Group Limited Partnership to resubdivide 11.76 acres into Lots 1, 2, 3, & 4 at 44592 S. Airport Rd. in accordance with a survey by Andrew Faller, PLS dated 7/23/21; zoned I-L

**Public Hearing:**

**For:** Andrew Faller, Surveyor

Frankie Cali, Representing Edson Group

**In Attendance:** Alvin Kennedy, Adjacent Neighbor

**Discussion:** Faller said the lots meet all zoning requirements; they have to come before The Commission due to the lot size being almost 12 acres and making four lots. There are existing buildings and parking on site. Sandifer said everyone is concerned about drainage, Faller said that is usually handled during the permit process. Morgan agreed. Cali said there is a major drainage plan on the site, that was approved. Kennedy said he has owned the property next door to the south for over 30 years and since construction his property has started to flood where it never did before. Said he asked for a ditch to be dugged between the two and it has never been done. Faller said he has nothing to do with the drainage plan. Cali, Morgan and The Commission discussed the drainage. The Commission asked Morgan to have a site visit and not release the Certificate of Occupancy until the drainage is approved.

**Motion By:** Matt Sandifer to approve with the following conditions; before the building at 44558 receives their COO the subdivision drainage plan must be reviewed and approved by the City of Hammond Drainage Dept. and Robert Morgan, Building Official

**Seconded By:** Monica Perez

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**V. ZONING COMMISSION AGENDA-Public Hearing**

**OLD BUSINESS:**

**TA-2021-04-00022 Text Amendment** to UDC Ord#14-5364 Article 6.1.1 Residential Single-Family to revise description in regards to boats on trailers

**Public Hearing:**

**For:** Andre Coudrain, City Attorney

**In Attendance:** Jessica Shirey, Hammond Historic District

**Discussion:** Coudrain said the UDC restricts boats on trailers from any sort of restrictions. Therefore, an eyesore boat cannot be addressed by Code Enforcement. Coudrain has proposed three options, leave as is, delete the exception, or provide a definition where boats on trailers will be allowed. Matthews asked how do we want to enforce, is this an actual code enforcement issue or personal preference. Sandifer said criminal penalties should not be a part of the UDC. Who has the right to decide the condition of a boat? Coudrain said the main issue is not condition, its location. Shirey asked how much is too much government in our personal lives on our property. Sandifer said the councilman (DiVittorio) that proposed this ordinance needs to come to the meeting to discuss the concerns. Sandifer asked Coudrain to explain procedures when removing a case vs. tabling the case.

**Motion By:** Matt Sandifer to table

**Seconded By:** Kylan Douglas

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

#### **NEW BUSINESS:**

**TA-2021-04-00023 Text Amendment** to UDC Ordinance No. 14-5364 revision to Article 2.4.3 and Appendix H to establish procedures for enforcement of violations and other provisions relative thereto

#### **Public Hearing:**

**For:** Andre Coudrain, City Attorney

**In Attendance:** Robert Morgan, Building Official

Carlee Gonzales, Councilwoman District 2

Lacy Landrum, Director of Administration

**Discussion:** Sandifer said after the work session, there are still a lot of questions about the process and he suggested tabling the case. Coudrain said they are trying to streamline the enforcement. The UDC should not have criminal charges for violations. Code Enforcement is in a difficult situation, with enforcing. Sandifer and Coudrain discussed having consequences for breaking the codes. There are ordinance violations along with the UDC which is an ordinance. Morgan said he would like the ability to site repeat offenders and have the judge impose a stiffer consequence. Morgan also said the goal is not to write citations, they want people to do the right thing. Landrum said the process they currently use takes so long that they want to try a different route to speed the process. Landrum said there are other cities that follow this procedure, Sandifer asked for information on those cities and processes. The goal is to encourage everyone to come into compliance. Gonzales said she likes the idea of the ticketing process but wants it done right. If you have to go before a judge vs the building dept. she feels people will want to do what's right. Sandifer is concerned with people that do not care if they are in compliance, and do we want to add more issues that are not going to be addressed by understaffed departments and unfairly targeted people.

**Motion By:** Matt Sandifer to table

**Seconded By:** Ron Matthews

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**TA-2021-04-00024 Text Amendment** to UDC Ordinance No. 14-5364 revision to Article 8.1.7 definition of historical district

#### **Public Hearing:**

**For:** Ryan Faulk, Chairman, Hammond Historic District

**In Attendance:**

**Discussion:** Faulk stated they want to correct a reinterpretation of the definition of the Historic District. Currently the word "facing" is used to determine being in the district. Facing has been interpreted as the address or front door, facing the district. Sandifer said this causes a "jack-o-lantern" effect. He would be included in the district, next door neighbor on corner is not due to his door facing a different street. Coudrain said the idea was to include perimeter properties, properties touching, should be included. He suggested changing the wording to include properties touching and caddy-cornered properties. Perez confirmed the idea of who would be included. The Commission and Faulk discussed who is included and who is not. Sandifer said cross streets is what makes it confusing. Faulk said the map being used does not really define the definition.



Faulk said they had four-work session about this, and no one showed up to any of them.

**Motion By:** Monica Perez recommended approval

**Seconded By:** Ron Matthews

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**VI.    BOARD OF ADJUSTMENT- Public Hearing**

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**NONE**

**VII.   **ADJOURN:** All in favor**

**CITY OF HAMMOND  
PLANNING AND ZONING COMMISSIONS AND  
BOARD OF ADJUSTMENTS MEETING  
312 EAST CHARLES ST.  
AGENDA- Thursday, December 2, 2021 5:00 P.M.**

**Work Session Monday, November 29, 2021 NOON in City Council Chambers**

**PUBLIC HEARING MEETING:**

**I. CALL PUBLIC HEARING TO ORDER**

**II. ROLL CALL:** Matt Sandifer (P), Kylan Douglas (P) Monica Perez (P) Ron Matthews (P)

**ALSO IN ATTENDANCE:** Jeffery Leuenberger; City Planner, Heather Alvarez; Secretary

**III. APPROVAL OF MINUTES:** June 3, 2021, July 1, 2021, August 5, 2021, October 7, 2021

**Motion By:** Kylan Douglas to table

**Seconded By:** Monica Perez

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**IV. APPROVAL OF 2022 DEADLINE & MEEING SCHEDULE**

**Motion By:** Kylan Douglas to approve

**Seconded By:** Ron Matthews

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**V. PLANNING COMMISSION- Public Hearing**

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

**SUB-2021-11-00167 Minor Subdivision** request by Tycer Heirs Separate Property, LLC to Resubdivide a 2.03 acre tract, a 3.12 acre tract and a .92 acre tract into Lots T1, T2, and T3 located at 2103, 2105 & 2201 Hwy 190 East and 206 Woodscale Rd. in accordance with a survey by Randall W. Brown, PLS; Zoned C-H

**Public Hearing:**

**For:** NONE

**In Attendance:** NONE

**Discussion:** Alvarez stated the resubdivison meets zoning requirements; it had to come before the commission due to the acreage. Sandifer asked if anyone was in opposition, no one replied.

**Motion By:** Kylan Douglas to approve

**Seconded By:** Ron Matthews

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**SP-2021-11-00937 Site Plan** request by RR Company of America, LLC (owner) and Ackal Architects, (applicant) for a commercial building site plan approval located at 1904 N. Morrison Blvd.; Zoned C-N

**Public Hearing:**

**For:** Danny DeLarouse, RR Company of America, LLC

**In Attendance:** Smith and Purvis, Adjacent Neighbor

**Discussion:** Alvarez stated this is a commercial building over 5,000 sq ft that has to have Planning Commission approval. Delouce said they submitted two different site plans, but they want to build the one with the site pushed back. Sandifer stated the Commission is trying to have the build-to line setback on major thoroughfares changed to avoid this set back issue because it comes up frequently. Matthews asked if they contacted DOTD, Delouce said they have. Sandifer said the five-foot setback is extreme on a major highway. Matthews questioned if they can meet the zoning requirements, Delouce said they did draw it to the guidelines but it is not conducive to their business needs. Due to having 18- Wheeler pick-ups. Delouce said the building is built all across the country; he just needs to know where to set it on the lot. The Commission asked him to research the property for any underground utilities issues and come back with other site location options.

**Motion By:** Monica Perez to table

**Seconded By:** Matt Sandifer

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**SUB-2021-11-00168 Minor Subdivision** request by Rashetta Williams (owner) and Joseph Williams (applicant) to resubdivide Lot 7 Rose Hill Park Subdivision into Lot 7A and 7B located at 2400 Center Ave; Zoned RS-3

**Public Hearing:**

**For:** NONE

**In Attendance:** NONE

**Discussion:** Alvarez said the owner wants to subdivide the property to allow her father to place a mobile home on the newly created lot. She also noted this property is located in a proposed mobile home area. Sandifer asked if anyone was in opposition, no one replied. Douglas asked if the front door would face the street, it was said yes.

**Motion By:** Kylan Douglas to approve

**Seconded By:** Ron Matthews

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**VI. ZONING COMMISSION AGENDA-Public Hearing**

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

**Z-2021-11-00095 Expanded Conditional Use** request by Rashetta Williams (owner) and Joseph Williams (applicant) to allow placement of a manufactured home meeting all code requirement located on Lot 7A Rose Hill Park Subdivision; Zoned RS-3

**Public Hearing:**

**For:** NONE

**In Attendance:** NONE

**Discussion:** Sandifer, questioned if it was located in a proposed mobile home area, it was noted yes. Douglas asked the age of the mobile home, Alvarez said the applicant understood it needs to be less than 10 years old. The Commission discussed the proposed mobile home area. Alvarez stated there was a mobile home directly across the street that The Zoning Commission recommended approval on and the City Council approved on July 28, 2020.

**Motion By:** Kylan Douglas recommended approval

**Seconded By:** Ron Matthews

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**VII. BOARD OF ADJUSTMENT- Public Hearing**

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

**VAR-2021-11-00097 Variance** request by RR Company of America, LLC (owner) and Ackal Architects, (applicant) to waive UDC #14-5364 Article 6.3.4 F. Primary street build-to line for C-N located at 1904 N. Morrison Blvd.; zoned C-N

**Public Hearing:**

**For:** Danny DeLarouse, RR Company of America, LLC

**In Attendance:** Smith & Purvis

Lance Vicknair, Harry McKneely

**Discussion:** The Board discussed since they tabled the Site Plan Case this one will need to be tabled. Sandifer asked if anyone had any questions. Smith and Purvis and Vicknair said they were just there to see what kind of business was going there.

**Motion By:** Monica Perez to table

**Seconded By:** Matt Sandifer

**Vote:**

**For:** Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews

**Against:** NONE

**Absent:** NONE

**Motion Approved**

**VIII. ADJOURN:** All in favor