

CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST.
Amended AGENDA- Thursday, January 6, 2022 at 5:00 P.M.

Work Session Monday, January 3, 2022 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, December 2, 2021

Motion By: Kylan Douglas to table

Seconded By: Matt Sandifer

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

IV. BOARD OF ADJUSTMENT- Public Hearing

OLD 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 Delouce, RR Company of America, LLC

In Attendance: NONE

Discussion: Delouce stated since the last meeting they noted an overhead power line that prohibits the building from being built to the front of the lot. Matthews said he requested additional site plan options, and asked if they had other options. Delouce said he was hoping someone from Ackal was going to be present, and asked if they could go to the next item and give him time to contact the architect.

The Board went to the next case on the agenda, Starwood.

At the end of the agenda The Board went back to Delouce and he asked them to table their request.

City Planner Recommendation: Recommend Approval of the Variance request by RR Company of America, LLC and Ackal Architects to waive UDC #14-5364 Article 6.3.4(F) to move the build to line from 15 feet to 80 feet.

This recommendation is based on the following.

- The variance request meets the criteria (see the variance form);
- It keeps within the character of the area as other buildings are aligned with this build to line request.

Motion By: Monica Perez to table

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

NEW BUSINESS:

VAR-2021-12-00099 Variance request by Starwood Management Co., LLC to waive UDC #14-5364 6.3.2 lot size requirement to allow 7,673 sq ft where 10,000 sq ft is required on Lot B Block 5 of Colonial Place Sub., located at 701 Mooney Ave.; Zoned RM-2

Public Hearing:

For: Vincent Starwood, Owner/Applicant

In Attendance: Stacy Watson, 405 George Perkins Sr. Dr.
Earnestine Scott, 407 White St.
Claude Sims, by email

Discussion: Starwood said the property is zoned for a duplex but he does not meet the lot size requirements. He said he owns multiple duplexes throughout the city and wants to build an additional. Douglas asked if there was an option to acquire additional land. Starwood said he is asking for a street just north of the property to be abandoned and he wants to make the lot with the house bigger and making this empty lot as big as possible but it will not meet the lot size requirements. Watson stated her family owns the property next door and she does not have a problem with a single family house but she does not want a duplex in the area. It was noted there was one email against the duplex by Claude Sims. (scanned and attached in file) Scott stated apartments should be built in certain areas but not in this community. Starwood said if he was to build a house it would be the same size as a duplex. Sandifer said there are 50 foot lots in the area. He discussed only having five foot setbacks, which are allowed. The email from Sims was posted on the projector and read out loud for the audience.

City Planner Recommendation: Recommend approval of the Variance request by Starwood Management Co., LLC to waive UDC #14-5364 6.3.2 lot size requirement to allow 7,673 sq ft where 10,000 sq ft is required.

This recommendation is based on the following.

- The variance request meets the criteria (see the variance form);
- It keeps within the character of the area.

Motion By: Ron Matthews to deny

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

V. PLANNING COMMISSION- Public Hearing

OLD BUSINESS:

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 Delouce, RR Company of America, LLC

In Attendance: NONE

Discussion: Sandifer amended the agenda to skip this case and went to the next case

At the end of the agenda The Board went back to Delouce and he asked them to table their request.

City Planner Recommendation: Recommend approval of Site Plan request by RR Company of America, LLC and Ackal Architects for a commercial building site plan A, contingent on the variance being granted by the Board of Adjustments.

This recommendation is based on the following.

- This request meets all criteria outlined in the Unified Development Code.

Motion By: Monica Perez to table

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

ROW-2021-07-00011 Right of Way Revocation request by Adrien & Vanessa 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 William J. Bodin, PLS; zoned RM-2

Public Hearing:

For: Earnestine Scott, (Lillie Scott's Daughter) 407 White St.

In Attendance: NONE

Discussion: Scott said this is her mother's property, and they have always maintained it from the 1950's. Sandifer asked for an explanation of what was being requested. Alvarez stated Kansas Street stops at the canal but the street right of way crosses over it and runs between the Scott and Wells property. The city does not intend on continuing the street. Wells is asking for it to be revoked and the land will be split evenly between the two property owners. She also noted there is a water main that the city will need a servitude for continued access. Sandifer discussed other revocations and the location of the canal.

City Planner Recommendation: Recommend approval of Right of Way Revocation request by Adrien & Vanessa 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.

This recommendation is based on the following.

- This request meets all criteria outlined in the Unified Development Code.

Motion By: Monica Perez recommend approval

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

NEW BUSINESS:

ROW-2021-12-00012 Right of Way Revocation request by Starwood Management Co., LLC and Alice Sheridan to revoke a portion of George Perkins Sr. Dr. right of way and resubdivide 3 lots in Block 5 and Block 6 of Colonial Place Subdivision, located at 609 Mooney Ave. and 701 Mooney Ave., in accordance with a survey by William J. Bodin, PLS; Zoned RM-2

Public Hearing:

For: Vincent Starwood, Owner/Applicant

In Attendance: NONE

Discussion: Starwood said this concerns this same property as the variance and the same situation as the previous case just one street North. The Commission discussed this case being a separate request of the variance.

City Planner Recommendation: Recommend approval of Right of Way Revocation request by Starwood Management Co., LLC and Alice Sheridan to revoke a portion of George Perkins Sr. Dr. right of way and resubdivide 3 lots in Block 5 and Block 6 of Colonial Place Subdivision.

This recommendation is based on the following.

- This request meets all criteria outlined in the Unified Development Code.

Motion By: Kylan Douglas recommended approval

Seconded By: Matt Sandifer

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

VI. 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: Karen Wallstein, 404 S. Cherry St.

Sam DiVittorio, Councilman District 4

Discussion: Sandifer asked Leuenberger to explain request. Matthews asked Coudrain to come to podium and speak about request. Coudrain said this generates from an unkept boat in the front yard in a neighborhood. The UDC does not regulate boats on trailers, he is offering three options to be able to have Code Enforcement monitor. Sandifer asked if this should be regulated by the UDC. There was discussion between the different options. Wallstein said she would like to clarify that this is an amendment to the UDC. Sandifer asked how many complaints have we received on this, it was stated there was only one. Sandifer said changing the rule for one person creates problems for plenty others. He also stated this offers selective enforcing. Matthews said he has seen the boat in question and it is a health hazard. Matthews asked DiVittorio to come up and speak. DiVittorio said we need to improve the way the code is written. The Commission discussed boats being on a hard surface with a seven day exception the condition of the boat.

City Planner Recommendation: No recommendation of approval or denial. The following are questions the City Planner recommends the City Council address before moving with the ordinance.

- The number of complaints the City receives does not seem to warrant a change to the ordinance;
- The Planning Commission should request the Parish Council give a recommendation of what actions should be taken before the Planning and Zoning Commission makes a recommendation of ordinance verbiage to the City Council.

Motion By: Kylan Douglas recommended approval with the following conditions; Must be placed on a hard surface and only be placed temporarily for seven consecutive days.

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

NEW BUSINESS:

Z-2021-12-00096 Rezoning request by Clayton Waterman to rezone the East 2/3 of the Northeast ¼ of Block 6 of the Iowa Addition from RM-2 to MX-C, located at 808 East Morris Street; Zoned RM-2, Thomas-Morris Overlay

Public Hearing:

For: Clayton Waterman, Owner/Applicant

In Attendance: Rusty Klein, 809 E. Hanson St.

Allen Lloyd, 203 S. Elm St.

Karen Wallstein, 404 S Cherry St.

Tracy Wells, 610 Mooney Ave.

Discussion: Waterman said the house received damage from the hurricane, and now is the time to rebuild something nicer. The property currently is zoned for a duplex but he is interested in doing three townhomes. He needs to rezone to allow it, there are other properties along W. Morris that are zoned MX-C and said it is consistent with what is in the area. Waterman stated the large lot justifies more than a single-family house or duplex. He is open to hearing what the neighbors think. Klein is concerned what the potential will bring if rezoned. Lloyd is concerned about a three-story building being allowed and traffic across the street from him. He said Elm Street is only one block long and very narrow. He stated he does not have a problem with a triplex with the entrance on E. Morris Ave. he just doesn't want it on Elm St. Wallstein sent a letter of opposition. (scanned and save in file) She also stated she is concerned about development in the area. She spoke about a past development and wants to city to look into the future to put measures in place to protect the residential areas outside of downtown. Wells wants on record that a duplex was allowed to be built at 709 S. Cypress St. Sandifer said this property is not located in the Iowa Addition Overlay. Wells insisted since her property was brought up she wants this brought up for the record. The Commission and Waterman discussed his plans and coming back when he has a clearer plan of his proposal. Waterman said whatever he builds he wants it represent a residential area.

City Planner Recommendation: Recommend the Zoning Commission recommends approval to the City Council of the rezoning request by Clayton Waterman to rezone the East 2/3 of the Northeast ¼ of Block 6 of the Iowa Addition from RM-2 to MX-C with the following conditions:

- All permit applications shall include a buffer area as outlined in the Unified Development Code Section 4.1.8 Fences, Shrubs, and Buffer Zones.

This recommendation is based on the following.

- This request is consistent with City of Hammond Future Land Use Map;

- This property is located within the Thomas/Morris Street Overlay and Economic Development Overlay District and this request is consistent with the Purpose (UDC 8.2.4) of the Overlay District; and
- Adjacent properties have been rezoned to this Zoning District.

Motion By: Matt Sandifer to table for more information

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

Z-2021 -12-00097 Rezoning request by Richard and Deborah Siems & Doris Wingfield (owner) and Humberto Mata (applicant) to rezone a portion of Lot 3A2 to conform with existing zoning of 3A1 & 3A2 as shown on a survey by William J Bodin, PLS dated 7/12/2017 from RS-11.A to MX-C, located at 2405 Old Baton Rouge Hwy; Zoned RS-11.A

Public Hearing:

For: Rebecca Bentley, Agent representing the Buyer
Richard & Deborah Siems, Owner

In Attendance: Sam DiVittorio, Councilman District 4

Discussion: Bentley said part of the property is zoned MX-C and part RS-11.A. The buyers need the RS-11.A to match the zoning on both sides of them. Alvarez explained when the MX-C was rezoned in 2005 and this piece was left out, it is unknown if that was intended or not. Matthews asked what they were going to build, it was said they are unsure, possibly a restaurant. Matthews asked if they contacted DOTD, he guided agent to reach out to them. He is concerned about a driveway being located in a curve. Bentley and The Commission discussed the zoning in the area. Perez stated the rezoning makes sense for the location. Matthews was adamant about not allowing this without further due diligence. DiVittorio and one of the owners discussed how the property was divided when Chauvin Drive was developed. R. Siems said his father in law divided the property up between his children.

City Planner Recommendation: Recommends the Zoning Commission recommend approval to the City Council of the rezoning request by Richard and Deborah Siems & Doris Wingfield and Humberto Mata to rezone a portion of Lot 3A2 to conform with existing zoning of 3A1 & 3A2 as shown on a survey by William J Bodin, PLS dated 7/12/2017 from RS-11.A to MX-C.

This recommendation is based on the following.

- This request is consistent with City of Hammond Future Land Use Map;
- This request is viewed as a clean-up of the Zoning Ordinance and Map due to the construction of Chauvin Drive.

Motion By: Ron Matthews motion to deny, it failed due to no second

Motion By: Monica Perez recommended approval

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, Kylan Douglas, Monica Perez

Against: Ron Matthews

Absent: NONE

Motion Approved

TA-2021-12-00025 Amendment to the City of Hammond Code of Ordinances that establishes a temporary 365-day moratorium on the acceptance and processing of subdivision plats, site development plans or zoning amendments for multifamily housing within the City of Hammond providing for variances and providing a severability clause.

Public Hearing:

For: Andre Coudrain, City Attorney

In Attendance: Tracy Wells, 610 Mooney Ave.

Carlee Gonzales, Councilwoman District 2

Discussion: Sandifer asked what is being asked of the Zoning Commission. Coudrain said this went before City Council and this is an attempt to pause multi-family development while the city undergoes a housing review. Council is asking for your input. Coudrain and The Commission discussed in detail who this would affect. They discussed applications that are already in progress, being able to proceed. Sandifer said he wants to see progress along the way and have accountability. He does not want to see property owners punished for a year with nothing being accomplished. Douglas said he is on the Housing Committee, and he wants to abstain from voting. The Commission discussed the Housing Committee and if they gave any opinions, Matthews said they believe it will take 365 days to have a report. Wells asked if this would apply to property that is currently zoned for a multi-family, it was said yes it would. Douglas said the Housing Committee wants to promote home ownership and the question comes in about the sewer issues being able to sustain the impact. Matthews and Leuenberger discussed if there are any current applications for multi-family. It was stated yes, there are current applications in the pipeline. The Commission questioned if quarterly developments are feasible. Gonzales said St. Tammany Parish announced they are going to propose a moratorium on developments over one acre. She read from their press release and asked that the City of Hammond come up with a plan similar with a plan of action. The Commission went into depth of the details of the moratorium and possibly limiting the number of units.

City Planner Recommendation: No recommendation of approval or denial. The following are questions the City Planner recommends the City Council address before moving with the ordinance.

- What standards need to be revised in the Zoning Code that is causing the issue with the multi-family housing in the City. If this moratorium goes into effect, Staff wants to ensure that specific fixes to the Zoning Code Development Standards be identified.
- What zoning districts need to be revised in the City that is causing the issue with the multi-family housing in the City. If this moratorium goes into effect, Staff wants to ensure that specific fixes to the Zoning Code Development Standards be identified.
- What Future Land Uses in the Comprehensive Plan Future Land Use Map need to be revised.

Motion By: Matt Sandifer recommended approval with 120-day renewals with public input

Seconded By: Ron Matthews

Vote:

For: Matt Sandifer, Monica Perez, Ron Matthews

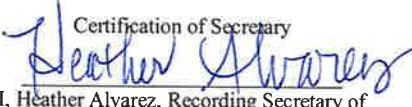
Against: NONE

Abstain: Kylan Douglas

Motion Approved

The Commission asked if anyone was here for the Ackal Architect cases and Delouce in the audience said no. The Board of Adjustments tabled the Variance Case and The Planning Commission tabled the Site Plan Case.

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 6, 2022

CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST.
Amended AGENDA- Thursday, February 3, 2022 at 5:00 P.M.
Work Session Monday, January 31, 2022 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 (A)

ALSO IN ATTENDANCE: Jeffery Leuenberger; City Planner

III. APPROVAL OF MINUTES: June 3, 2021, July 1, 2021, August 5, 2021, October 7, 2021, December 2, 2021, January 6, 2021.

Motion By: Matt Sandifer to table

Seconded By: Kylan Douglas

Vote:

For: Matt Sandifer, Kylan Douglas, Monica Perez

Against: NONE

Absent: Ron Matthews

Motion Approved

IV. BOARD OF ADJUSTMENT- Public Hearing

OLD 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: NONE

In Attendance: NONE

Discussion: Leuenberger said there is a power line running across the front of the property prohibiting them from putting the building within the setback. Sandifer noted there is a text amendment to change this requirement along major highways that is on this agenda to be forwarded to City Council. Sandifer asked if anyone was in opposition, he noted there was no one in the audience.

City Planner Recommendation: Leuenberger recommended approval

Motion By: Kylan Douglas to approve

Seconded By: Matt Sandifer

Vote:

For: Matt Sandifer, Kylan Douglas, Monica Perez

Against: NONE

Absent: Ron Matthews

Motion Approved

V. PLANNING COMMISSION- Public Hearing

OLD BUSINESS:

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: NONE

In Attendance: NONE

Discussion: Sandifer said this case has come before The Commission multiple times, and he does not have

any issues with the site plan. Perez asked if it meets all other zoning requirements besides the variance, Leuenberger said yes. Sandifer asked if anyone was in opposition, no one replied.

City Planner Recommendation: Leuenberger recommend approval contingent on the variance request being approved, which it was approved.

Motion By: Matt Sandifer to approve

Seconded By: Monica Perez

Vote:

For: Matt Sandifer, Kylan Douglas, Monica Perez

Against: NONE

Absent: Ron Matthews

Motion Approved

NEW BUSINESS:

NONE

VI. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

TA-2019-11-00015 Text Amendment to UDC#14-5364 Article 6.3 to remove the maximum setback build-to-areas for primary street and side streets for zoning districts MX-C, MX-N, C-H, C-N, C-R, I-L, and I-H outside transition zones according to proposed zoning map

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: Leuenberger presented a map outlining the area and a packet with his recommendations to include an Overlay to reduce the build-to setback line fronting major corridors. Those being, University Ave.- City Limits to Cherry St., W. Thomas St.- City Limits to one way pair split, E. Thomas St. – One way pair split to City Limits, N. Morrison Blvd., SW Railroad Ave. – One way pair to City Limits. Sandifer questioned if creating an overlay needed to go before the public for a vote. Leuenberger said no, it is a text change to the Unified Development Code. They discussed looking into it to verify. Perez asked the speed limit on these locations, and asked if the overlay should be tied to the speed limits. They discussed and decided it was not a good indicator for the project. The Commission discussed other locations and if citizens will actually walk on major highways. Douglas and Sandifer discussed how this is needed due to the amount of request The Board of Adjustment cases they hear on requesting a variance to the setback. They went into detail on including University Ave. Leuenberger stated he has not received any feedback from advertisements.

City Planner Recommendation: Leuenberger recommend approval

Motion By: Kylan Douglas recommended approval

Seconded By: Matt Sandifer

Vote:

For: Matt Sandifer, Kylan Douglas, Monica Perez

Against: NONE

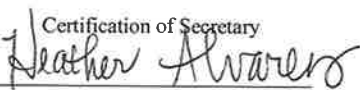
Absent: Ron Matthews

Motion Approved

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 February 3, 2022

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST.
AGENDA- Thursday, March 3, 2022 at 5:00 P.M.**

Work Session Thursday, February 24, 2022 NOON in City Council Chambers

PUBLIC HEARING MEETING:

I. CALL PUBLIC HEARING TO ORDER

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

ALSO IN ATTENDANCE: Jeffery Leuenberger; City Planner

III. APPROVAL OF MINUTES: June 3, 2021, July 1, 2021, August 5, 2021, October 7, 2021, December 2, 2021, January 6, 2022, February 2, 2022

Motion By: Kylan Douglas to table

Seconded By: Monica Perez

Vote:

For: Kylan Douglas, Monica Perez, Ron Matthews

Against: NONE

Absent: Matt Sandifer

Motion Approved

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

VAR-2022-02-00100 Variance request by Habibi Holdings, LLC (owner) Duplatis Design Group, PC (applicant) to waive UDC #6.3.4 items F and H, Primary Street build-to line and Side Street build-to line for C-H located at 42357 Veterans Ave.; Zoned C-H

Public Hearing:

For: Tommy Buckle, Duplantis Design Group
Kyle Schroeder

In Attendance: NONE

Discussion: Buckle said the newly proposed building is going to be developed at the southernmost roundabout at the intersection of Club Deluxe Rd. and Veterans Ave, in two phases. The facility needs to provide a covered drop off due to the nature of the business. It cannot meet the build to line being so close to the road. He also pointed out it is a busy intersection and after contacting the police they noted 26 car accidents at the roundabout. Having that many accidents is a big concern with putting the building so close to the roundabout. Matthews asked for the distance of variance, Buckle stated about 45 feet on Veterans Ave and 80 feet on Club Deluxe Rd. They has had multiple accidents there that they took into consideration while designing the building. They are also trying to save a Live Oak Tree on the property. Matthews questioned access into the facility. Buckle stated after contacting DOTD about the Hwy 51/Veterans Ave. entrance they will only allow a right in right out access with the installation of a six inch high median about 80 feet past their property line. There will be full access to the property from the Club Deluxe Road entrance. Perez asked if there were other variances that were needed to approve the site plan. Buckle said in addition to the build to line they are unable to meet the transparency requirements and the building entry location. Perez noted it was on the application but not in the case advertisement. Schroeder said surgery centers need to be precautions of windows for privacy. Leuenberger said he looked and there are no advertising requirements for Variance request therefore Perez could make a motion with the amendment of the other request. Matthews asked them to consult with DOTD and others to verify the entrance from Club Deluxe Rd.

City Planner Recommendation: Recommend Approval of the Variance

Motion By: Monica Perez to approve the variance requested F and H and to add P & T for approval

Seconded By: Ron Matthews

Vote:

For: Kylan Douglas, Monica Perez, Ron Matthews

Against: NONE

Absent: Matt Sandifer

Motion Approved

OLD BUSINESS:

NONE

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

OLD BUSINESS:

Z-2021-04-00096 Rezoning request by Clayton Waterman to rezone the East 2/3 of the Northeast ¼ of Block 6 of the Iowa Addition from RM-2 to MX-C, located at 808 East Morris Street; Zones RM-2, Thomas-Morris Overlay

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: Douglas asked Leuenberger if the applicant requested removal, Leuenberger stated yes.

City Planner Recommendation: NONE at this time

Motion By: Kylan Douglas to remove case from the agenda

Seconded By: Monica Perez

Vote:

For: Kylan Douglas, Monica Perez, Ron Matthews

Against: NONE

Absent: Matt Sandifer

Motion Approved

NEW BUSINESS

Z-2022-02-00099 Annexation by Farris Family, LLC (Owner) and LandSource, Inc (applicant) to annex a portion of Tract A-1 per survey by David Patterson, PLS dated 2/2/22, located behind 2307 W. Thomas St. to be zoned C-H

Public Hearing:

For: David Patterson, Applicant

In Attendance: Pat Farris, Property Owner Representative

Discussion: Patterson said they need to extend the current lot by 65 by 125 feet to meet the requirements by the developer and Arbys. That piece of property is not located in the city limits but the lot is inside. Douglas asked Leuenberger if he received any feedback on this request, Leuenberger stated no. Douglas asked if anyone was in opposition, no one replied.

City Planner Recommendation: Recommend approval contingent on the Planning Commission approving the proposed division of lot lines.

Motion By: Monica Perez to recommend approval, contingent upon the subdivision case being approved

Seconded By: Ron Matthews

Vote:

For: Kylan Douglas, Monica Perez, Ron Matthews

Against: NONE

Absent: Matt Sandifer

Motion Approved

Z-2022-02-00098 Expanded Conditional Use by Anthony and Joyce Cox (owner) to allow for a duplex and with one unit as residential, and another unit as a hair salon located at 1106 S. Pine St.; Zoned RM-2

Public Hearing:

For: Joyce Cox, Owner

In Attendance:

Discussion: Cox said she wants to better the community and be able to provide a salon for the area. She has lived there for over 35 years. Leuenberger said for clarification, the duplex is allowed it is the salon that needs approval. Matthews asked about moving the lot lines, Leuenberger said it is another case

City Planner Recommendation: Recommend approval.

Motion By: Ron Matthews recommended approval

Seconded By: Monica Perez

Vote:

For: Kylan Douglas, Monica Perez, Ron Matthews

Against: NONE

Absent: Matt Sandifer

Motion Approved

PLANNING COMMISSION- Public Hearing
NEW BUSINESS

SUB-2022-02-00176 Minor Subdivision by Habibi Holding, LLC (owner) and Duplantis Design Group, PC (applicant) to combine the remainder of Tract #4 and an undesignated parcel into Tract #4A containing 4.167 acres per survey by Dennis L. Gowin, PLS located at 42357 Veterans Ave; zoned C-H

Public Hearing:

For: Tommy Buckles, Applicant

In Attendance: NONE

Discussion: Buckles said the property they are going to build on is currently two lots and needs to be resubdivided into one lot. Perez stated this is before The Commission due to the size of the lots.

City Planner Recommendation: Recommend approval.

Motion By: Monica Perez to approve per survey by Dennis L. Gowin

Seconded By: Ron Matthews

Vote:

For: Kylan Douglas, Monica Perez, Ron Matthews

Against: NONE

Absent: Matt Sandifer

Motion Approved

SP-2022-02-00989 Site Plan request by Habibi Holding, LLC (owner) and Duplantis Design Group, PC (applicant) for a commercial building site plan approval located at 42357 Veterans Ave.; zoned C-H

Public Hearing:

For: Tommy Buckles, Applicant

In Attendance:

Discussion: Matthews said he is concerned with the entrance/exit at site and would like it noted that they follow up with DOTD.

City Planner Recommendation: Recommend approval.

Motion By: Ron Matthews to approve with the condition that before permits are issued you are to; work with City Engineer; Chuck Spangler and follow proper procedure with DOTD for ingress and egress for the site along Club Deluxe Road

Seconded By: Monica Perez

Vote:

For: Kylan Douglas, Monica Perez, Ron Matthews

Against: NONE

Absent: Matt Sandifer

Motion Approved

SUB-2022-02-00177 Minor Subdivision by Farris Family, LLC (Owner) and LandSource, Inc (applicant) to combine a portion of Tract A-1 and A-3 into Tract A-3-A, per survey by David Patterson, PLS dated 2/2/22 located at 2307 W. Thomas St.; zoned C-H

Public Hearing:

For: David Patterson, Applicant

In Attendance: Pat Farris, Property Owner Representative

Discussion: Patterson said they are enlarging the lot by approximately 8,000 square feet. Leuenberger said the Parish has signed off on the survey to approve the property annexing into the city limits.

City Planner Recommendation: Recommend approval.

Motion By: Monica Perez to approve per survey by David Patterson
Seconded By: Ron Matthews
Vote:

For: Kylan Douglas, Monica Perez, Ron Matthews
Against: NONE
Absent: Matt Sandifer

Motion Approved

SUB-2022-02-00178 Minor Subdivision by Anthony and Joyce Cox (owner) to revise parcels in Block 29 of the Barber Addition to Lot-1, Lot-2, Lot-3, Lot-4, Lot-5, and Lot 6-A-1 per survey by William J. Bodin, PLS, dated 2/9/22 located at S. Spruce St. and S. Pine St.; Zoned RM-2

Public Hearing:
For: Joyce Cox, Owner
In Attendance: NONE

Discussion: Cox said she chose to resubdivide the lots to give her daughters lot more land for her grandchildren to play on.

City Planner Recommendation: Recommend approval.

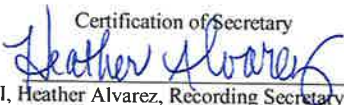
Motion By: Ron Matthews to approve per survey by William Bodin, Jr.
Seconded By: Monica Perez
Vote:

For: Kylan Douglas, Monica Perez, Ron Matthews
Against: NONE
Absent: Matt Sandifer

Motion Approved

OLD 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 March 3, 2022

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST.
AGENDA- Thursday, April 7, 2022 at 5:00 P.M.**

~~Work Session Thursday, March 31, 2022 NOON in City Council Chambers~~
CANCELLED

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, Jeffery Leuenberger; City Planner

III. APPROVAL OF MINUTES: June 3, 2021, July 1, 2021, August 5, 2021, October 7, 2021, December 2, 2021, January 6, 2022, February 2, 2022, March 3, 2022

Motion By: Matt Sandifer to table

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Motion Approved

***KYLAN DOUGLAS RECUSED HIMSELF FROM THE MEETING ***

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

VAR-2022-02-00102 Variance request by Noel Poirier (applicant) to waive UDC #14.3.2(A) to allow for a limestone parking lot at 120 Billups Dr. per site-plan by T. C. Spangler, Jr. dated 1/4/2022; Zoned I-L

Public Hearing:

For: Dillon Morse, 44116 Arbordale Dr. Hammond, LA

Noel Poirier, 405 Industrial Way Hammond, LA

In Attendance: Tracy Farris, 617 & 619 Blackburn Rd. Hammond, LA

Russell DePaula 108 Sherwood Dr. Hammond, LA

Carolyn Jones, 803 Blackburn Rd. Hammond, LA

Devon Wells, Mooney Ave. Hammond, LA

Discussion: Morse said the business Mr. Poirier owns has an abundance of trucks parking in the street and they would like to add a parking lot behind the building on his brothers property. Mr. Gary Poirier signed the application and is aware of the request. Due to the property being owned by Noel Poirier's brother they are asking to allow limestone instead of concrete. Sandifer said in the past they were in favor of allowing limestone over concrete for drainage issues. Poirier said the trucks back up on the highway during their busy season and this would help alleviate the congestion. Matthews asked Poirier who filled out the application, Poirier said he and his brother, Gary Poirier, both signed the application. He said his brother asked him not to do anything permanent. Farris said she represents the community and they are in opposition to the project. She submitted a packet of information and signatures of the neighborhood that opposing the project, (it is scanned and saved in the case file). Farris stated she is worried about property values, drainage and vagrants. She asked for the request to be tabled for more time to collect information on security lighting, landscaping, fencing and drainage. Jones said her property backs up to the property. She also stated she has the same concerns at Farris along with the noise the trucks will make backing up. Depaula said he is against the request and is concerned about drainage. Wells stated the driveway apron needs to be pavement and not limestone Leuenberger stated the city requires all driveway aprons be concreted and approved by the Building Dept. Morse stated the parking lot is to accommodate the current trucks, they will not be adding more to the operations. Matthews asked what was the hardship, Morse stated because it is not the owners property, its his brothers and they do not want to install permanent structure. Matthews said that is not a valid reason for a variance and read a definition. He encouraged Morse to be a good neighbor and come to an agreement with them and possibly not have to come back before The Board. Morse said they are here in good faith and will do what the city requires and wants to help out the neighbors. Matthews and Sandifer discussed the request.

City Planner Recommendation: None at this time.

Motion By: Matt Sandifer to table

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Motion Approved

***KYLAN DOUGLAS RETURNED TO PUBLIC HEARING ***

VAR-2022-03-00105 Variance request by Charles Dawson (owner) to waive UDC #6.3.1(A) to reduce the minimum lot width from 75 feet to 52 feet at 1504 Natchez St. per survey by Max J. Bodin dated 8/5/2021 to allow for a single family dwelling; Zoned RS-11.A

Public Hearing:

For: Charles Dawson, Owner 1402 Natchez St.

In Attendance: Devon Wells, Councilman, 601 Mooney Ave.

Jaleetha Landry, Adjacent Neighbor, 1506 Natchez St.

Discussion: Dawson stated he bought the property through Civic Source and went he went to the Building Dept. to apply to move a home on the property he was made aware of the mobile home crossing property lines, the lot size not meeting zoning requirements and the parcel not being recognized by the city. Landry said her landlord (Mr. Robert) does not take care of his properties and he is the one that owns the mobile home that needs to be moved from Dawson's property. Dawson said he wants to move a single family home on the property. Wells gave The Board a paper with 16 signatures of community members in support of what Dawson would like to do with the property. Wells said he does not have an issue with the request. Sandifer and The Commission discussed the process of approving illegal lots of record.

City Planner Recommendation: This lot was purchased at a tax sale and was a non-conforming lot. A variance reduction of lot frontage from 75 feet to 52 feet would create a conforming lot.

Motion By: Monica Perez to approve with the following conditions; 1. The mobile home crossing lot lines be moved off of Mr. Dawsons property and, 2. A survey by submitted for administrative approval

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Motion Approved

VAR-2022-03-00106 Variance request by the Hammond Union of Police (owner) to waive UDC #14.3.2(A) to allow for a limestone parking lot at 211 Natchez St. per site-plan dated 3/11/2022; Zoned C-N

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: Leuenberger stated the applicant was unable to attend. The Board discussed the request and decided to table until the May 5, 2022 agenda.

City Planner Recommendation: NONE at this time

Motion By: Matt Sandifer to table

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Motion Approved

VAR-2022-03-00107 Variance request by Nicholas J. Muscarello, Sr. (owner) to waive UDC #6.3.1 to reduce the Lot Area minimum square feet from 11,250 to 6,900 square feet; and to reduce the **(B)** front set back from 25 feet to 10 feet; and **(D)** interior side setback from 10 feet to 5 feet located at 410 W. Church St. per site plan by Pistorius Architects; Zoned RS-11, Hyer-Cate Preservation District

Public Hearing:

For: Nicky Muscarello, owner, 102 Florence Dr.

In Attendance: Gayle Quave, adjacent neighbor, 408 W. Church St.

Discussion: Muscarello said there was a mix up and he never intended to ask for a front yard setback of ten feet and asked that it be removed from the request. However, he is asking for a five-foot setback on both the interior and exterior side lot. Muscarello stated that the prior owner sold two feet of this lot to the neighbor (Quave's lot) which makes his lot 48' wide and it is difficult to build a house meeting the requirements for a zoning of a 75' lot. Sandifer asked if there was a way to approve existing lots administratively that do not meet size requirements. Sandifer stated he is concerned about the drainage, and asked Muscarello his plans.

Muscarello said he will install a drain line down the side of the property with a catch basin. Leuenberger stated the drainage plan, site plan, building plan will all come during the Building Dept. process. Quave said she is welcoming The Muscarellos to the neighborhood but does not want him that close to the property line on her side. She asked that a fence be installed on the lot line. Perez asked if she could see a site plan showing how close both houses will be to each other, Muscarello said he did not have an issue providing it but could not wait for another month to get approved. Sandifer suggested 7.5 feet on the East side and 5 feet on the West side. Muscarello said he would make that work. Sandifer asked Muscarello to show existing grades and new when he submits his drainage plan. Sandifer recommended Muscarello apply for an in house reduction on his front setback and have his lot approved administratively.

City Planner Recommendation: Recommend approval of the side setbacks from 10 to 5 feet and reduction of the required lot size, as this lot was an existing, non-conforming lot part of the original plat of the city. Approval of the lot sizes will create a conforming lot size. A recommendation of denial for the front setback from 25 feet to 10 feet along Church Street to ensure visualization of the required sight triangle is met.

Motion By: Matt Sandifer to remove the front setback and lot size request and to approve 7.5 foot side setback on the East side, 5 foot setback on the West side, and submit a drainage plan with existing grades and elevations and lot fill.

Seconded By: Monica Perez

Vote:

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

Against: NONE

Motion Approved

OLD BUSINESS:

NONE

V. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS

Z-2022-03-00101 Expanded Conditional Use request by Mary Richardson (owner) to allow for a mobile home located in at Proposed Mobile Home Area at 17081 Hoover St. per survey by McLin Land Surveying, Inc., dated 3/14/1994; Zoned RS-3

Public Hearing:

For: Mary Richardson, Owner

In Attendance: NONE

Discussion: Richardson stated that Hurricane Ida flooded her house and it was unrepairable due to her home and property being built so low. She had to have the house demolished and needs a place to stay. She is asking for permission to allow a mobile home. Sandifer asked if anyone was in opposition, no one replied.

City Planner Recommendation: Recommend approval, as this is located within the Proposed Mobile Home Area. Contingent on it meeting all mobile home requirements in UDC #3.1.2(D), and the front door facing Hoover Street.

Motion By: Kylan Douglas recommended approval

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Motion Approved

Z-2022-03-00102 Expanded Conditional Use request by Matthew Moore (applicant) and Roma Ave. LLC (owner) to allow for a tattoo parlor allowed as a conditional use located at 1040 Roma Avenue, Suite A per deed by Roma Street Management, LLC dated 6/23/2017; Zoned C-N

Public Hearing:

For: Matthew Moore, applicant
Chris Perry, applicant
In Attendance: Devon Wells, Councilman

Discussion: Perry stated they went through a real estate agent to find property to move his current tattoo business into Hammond. He was unaware of the zoning process until registering his business with the city. Wells asked what district this was located in, it was stated District 4. Wells asked if the zoning allowed a tattoo shop. Sandifer explained the conditional use process, it is allowed, but you have to ask permission. Moore and Commission discussed the business.

City Planner Recommendation: Recommend approval to the City Council as this is an allowed Conditional Use in the C-N Zoning district.

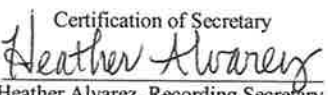
Motion By: Kylan Douglas recommended approval
Seconded By: Monica Perez
Vote:
For: Matt Sandifer, Kylan Douglas, Monica Perez
Against: Ron Matthews

Motion Approved

VI. **PLANNING COMMISSION- 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 April 7, 2022

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST.
AGENDA- Thursday, May 5, 2022 at 5:00 P.M.**

Work Session Thursday, April 28, 2022 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, Jeffery Leuenberger; City Planner

III. APPROVAL OF MINUTES: June 3, 2021, July 1, 2021, August 5, 2021, October 7, 2021, December 2, 2021, January 6, 2022, February 2, 2022, March 3, 2022, April 7, 2022.

Motion By: Matt Sandifer to table

Seconded By: Monica Perez

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

IV. BOARD OF ADJUSTMENT- Public Hearing

NEW BUSINESS

VAR-2022-03-00109 Variance request by Dale Stram (applicant) and Rockhurst, LLC (owner) to reduce **UDC #14-5364 Article 10.4.2(C)** to reduce the number of required access points from two to one per Westin Oak Major Subdivision Preliminary Plat Plans by William J. Bodin, JR. CE, PLS dated 4/13/2022; Zoned C-H

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: Leuenberger stated the applicant/owner requested the case be moved to the June 2, 2022 Agenda. Sandifer asked if anyone in the audience was here on this case, no one replied.

City Planner Recommendation: NONE at this time.

Motion By: Matt Sandifer to table to the June 2, 2022 Agenda

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

VAR-2022-04-00110 Variance request by Chad Perkins (owner) to **UDC #14-5364 Article 6.3.1** Lot Area, to reduce the required lot size from 11,250 square feet to 10,890 square feet for Lots 1 – 4 on a one-acre located on JW Davis Dr., per survey by Robert C. Barrilleaux, PE, dated 8/23/2021; Zoned RS-11.A

Public Hearing:

For: Ryan Logsdon, Surveyor/Robert Barrilleaux & Associates

In Attendance: NONE

Discussion: Logsdon stated the owner originally wanted to rezone to build duplexes but after speaking with the City Planner and Councilman, he decided to build single-family residences. To meet code he can only have three lots and is asking for four. Sandifer asked if anyone in the audience wanted to speak on this case, no one replied.

City Planner Recommendation:

Recommendation of approval for a variance to UDC #14-5364 Article 6.3.1 Lot Area, to reduce the required lot size from 11,250 square feet to 10,890 square feet; contingent on the applicant submitting a revised, Administratively approved subdivision.

Motion By: Monica Perez to approve per the City Planner's recommendations

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

OLD BUSINESS:

VAR-2022-02-00102 Variance request by Noel Poirier (applicant) to waive **UDC #14-5364 Article 14.3.2(A)** to allow for a limestone parking lot at 120 Billups Dr. per site-plan by T. C. Spangler, Jr. dated 1/4/2022; Zoned I-L

Public Hearing:

For: Dillon Morse, representing Owner Noel Poirier

In Attendance: Carolyn Jones, 803 Blackburn Rd.

Discussion: Kylan Douglas recused himself from the meeting, due to his employer providing the site plan. Leuenberger discussed the request. Sandifer asked Morse for an update from last month. Morse said they reduced the size of the parking pad, and he has spoken to the neighbor Tracey Farris about her concerns. Morse stated they have addressed the concerns. Jones said she is concerned about drainage and property values. The Board and Morse discussed different types of buffers that would work best. Matthews said his main concern is being sensitive to all parties involved. He questioned if Morse addressed his previous concerns of; lighting, the concrete apron, buffer, and filter fabric. Sandifer said he would like a buffer to be required and containment of the limestone.

City Planner Recommendation:

Recommend approval contingent on the limestone parking lot being installed at the Building Officials requirements; and the applicant install a fence as a Buffer Zone between the parking lot and a RM Zoning District, as regulated in the Unified Development Code #4.1.8 Fences, Shrubs, and Buffer Zone.

Motion By: Monica Perez to approve with the following condition; a landscape buffer be installed

Seconded By: Matt Sandifer

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

Kylan Douglas reentered the room

VAR-2022-03-00106 Variance request by the Hammond Union of Police (owner) to waive **UDC #14-5364 Article 14.3.2(A)** to allow a limestone parking lot at 211 Natchez St. per site-plan dated 3/11/2022; Zoned C-N

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: Leuenberger went over the request and stated the applicant was unable to attend. The Board discussed and decided to table the case until a representative could be present at the meeting. Sandifer asked if anyone was there on behalf of case, no one replied.

City Planner Recommendation: NONE at this time

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

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

OLD BUSINESS:

NONE

NEW BUSINESS

Z-2022-04-00103 Expanded Conditional Use request by Brooke Chambers (applicant) and Charles Carr (Owner) to allow placement of a manufactured home meeting all code requirements on Lots 24 & 25 Gallup and Saint Subdivision located at 814 Hoover St. per survey by Richmond W. Krebs & Associates, LLC; Zoned RS-3

Public Hearing:

For: Brooke Chambers, applicant

In Attendance: NONE

Discussion: Leuenberger and Sandifer discussed the process of the ECU. Chambers stated she lost her apartment due to Hurricane Ida and she has been staying with her grandparents next door, they own the vacant lot and are allowing her to move a new mobile home on the property. Chambers said she has tried to reach her Councilman, with no availability. Sandifer asked if anyone was in opposition, no one replied.

City Planner Recommendation:

Recommend Approval as this meets the requirements of an Expanded Conditional Use, contingent on: 1) this is a personal right and expires upon a change in ownership of the property from the person originally granted the conditional use; and 2) mobile home meets all the requirements in the Unified Development Code Article 3, Section 3.4; and 3) the survey submitted is signed and recorded for the official lot of record.

Motion By: Ron Matthews recommended approval contingent we receiving a survey to be approved administratively

Seconded By: Matt Sandifer

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

Z-2022-04-00105 Rezoning request by Dale Stram (applicant) and Rockhurst, LLC (owner) to rezone 10.818 acres of land from C-H to RS-3 known as The Westin Oak Major Subdivision, Preliminary Plat Plans by William J. Bodin, JR. CE, PLS dated 4/13/2022

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: NONE

City Planner Recommendation: NONE at this time

Motion By: Matt Sandifer to table to the June 2, 2022 Agenda

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

VI. **PLANNING COMMISSION- Public Hearing**

NEW BUSINESS

SUB-2022-04-00183 Major Subdivision Preliminary Plat requested by Dale Stram (applicant) and Rockhurst, LLC (owner) for a 72 lot subdivision on 10.818 acres of land per Westin Oak Major Subdivision Preliminary Plat Plans by William J. Bodin, JR. CE, PLS dated 4/13/2022; Zoned C-H

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: NONE

City Planner Recommendation: NONE at this time

Motion By: Matt Sandifer to table to the June 2, 2022 Agenda

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

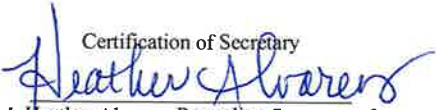
Absent: NONE

Motion Approved

OLD 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 May 5, 2022

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST.
AGENDA- Thursday, June 2, 2022 at 5:00 P.M.**

Work Session Thursday, May 26, 2022 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)
Trey St. Romain (P)

ALSO IN ATTENDANCE: Heather Alvarez; Secretary, Pete Panepinto; Mayor, Lacy Landrum; Director of Administration

III. APPROVAL OF MINUTES: June 3, 2021, July 1, 2021, August 5, 2021, October 7, 2021, December 2, 2021, January 6, 2022, February 2, 2022, March 3, 2022, April 7, 2022, May 5, 2022.

Motion By: Matt Sandifer to approve April 7, 2022 and May 5, 2022

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: Trey St. Romain

Motion Approved

Motion By: Matt Sandifer to table June 3, 2021, July 1, 2021, August 5, 2021, October 7, 2021, December 2, 2021, January 6, 2022, February 2, 2022, March 3, 2022

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: Trey St. Romain

Motion Approved

IV. BOARD OF ADJUSTMENT- Public Hearing

OLD BUSINESS:

VAR-2022-03-00109 Variance request by Dale Stram (applicant) and Rockhurst, LLC (owner) to reduce **UDC #14-5364 Article 10.4.2(C)** to reduce the number of required access points from two to one per Westin Oak Major Subdivision based upon a conceptual plat by William J. Bodin, JR., PLS dated 4/13/2022; Zoned C-H

Public Hearing:

For: NONE

In Attendance: Sam DiVittorio, Councilman District 4

Discussion: Sandifer stated the owner/applicant requested to remove all three cases from the agenda. Panepinto asked for a brief discussion of what aspired. DiVittorio said a member of Lakewood Subdivision contacted him after finding the sought after ordinance abandoning the North 20 feet of Joe Farris Drive, by Ordinance No. 1018 recorded in the Tangipahoa Clerk of Court at COB 594, Page 18 on August 17, 1984. DiVittorio said he will keep the district updated if anything changes.

Motion By: Matt Sandifer to remove from agenda

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Abstain: Trey St. Romain

Motion Approved

VAR-2022-03-00106 Variance request by the Hammond Union of Police (owner) to waive UDC # 14.3.2 (A) to allow for a limestone parking lot at 211 Natchez St. per site-plan dated 3/11/2022; Zoned C-N

Public Hearing:

For: Daniel Boudreaux, Hammond Police Union President

In Attendance: NONE

Discussion: Boudreaux said they rent the property out for special events and is gaining popularity therefore, parking is becoming an issue. Boudreaux explained they would like to make an additional parking area in front of the building out of limestone. They are a 501C3 nonprofit. The Board discussed the installation of limestone. Matthews questioned if they would need to come into compliance and add a concrete apron to help containment of limestone. Sandifer asked if anyone was in opposition, no one replied.

Motion By: Kylan Douglas to approve with the following conditions; 1. Must install limestone to the Building Officials recommendations and 2. Must install a concrete apron built to city standards per the Unified Development Code, Ordinance #14-5634 Section 14.3.2 and railroad ties as a barrier

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

NEW BUSINESS:

VAR-2022-05-00112 Variance request by Daniel Inman (owner) to **UDC #14-5634 Article 6.3.1 (H)** to allow 5' side setback where 10' is required for an accessory structure, per site plan located at 407 N Pine St.; zoned RS-11, Hyer-Cate Preservation District

Public Hearing:

For: Daniel Inman, Owner

In Attendance: NONE

Discussion: Inman stated he would like to move his driveway to the North side of his property and add a two-car garage. He said needs to have a five-foot setback in order to make his plan work. With meeting the 10 foot setback it would not allow you to be able to pull straight in and out. Matthews questioned the Live Oak tree, Alvarez stated Robert Morgan; The Building Official, rode out and viewed the tree. He said if properly done he could remove the roots and lay concrete. He would have to sign a mitigation report for the Live Oak Tree. Sandifer said he like to be consistent, and this lot is the correct size for the zoning requirements. Sandifer said he thinks he can make his plans work with an in-house 7.5-foot variance. Inman said the existing driveway on the South side holds the air conditioning units and a Live Oak tree on his property in its entirety that would be difficult to work around. Sandifer said he believes there are multiple ways to make this work without asking for a variance. Perez made a suggestion on how he could make his plan work without the variance. The Board continued to discuss the other options to making a plan work. Sandifer asked if anyone was there to speak on the case, no one replied. Douglas asked if any of his neighbors had an opinion, Inman said his neighbor to the North had no issues. Mathews reviewed the definition of a variance and asked Inman to review his plans and try to make it work to meet the code.

Motion By: Kylan Douglas to approve

Seconded By: NONE

Failed for lack of a Second

Motion By: Monica Perez to deny

Seconded By: Ron Matthews

Vote:

For: Matt Sandifer, Monica Perez, Ron Matthews

Against: Kylan Douglas

Abstain: Trey St. Romain

Motion Approved

VAR-2022-05-00113 Variance request by Jessica Price (Applicant) and Rent All Properties (owner) to **UDC #14-5634 Article 6.3.1 (B)** to allow 4' front setback where 25' is required per site plan dated 5/10/2022, plan located at 608 Chestnut St.; Zoned RS-5, Iowa Addition Overlay

Public Hearing:

For: Michael Price & Jessica Price, Owner

In Attendance: Louise Bostic, Adjacent Neighbor

Discussion: Price stated the house is a 100-year-old house and was built before the zoning requirements were in effect. He would like to build a set of steps going into the house and since the house is already in the setback he is asking for permission. Panepinto asked if the setback counted from the front wall of the house or the roof. Sandifer said it depends on who is reading the code and how they interpret it. Sandifer questioned if the case

should be on the agenda, The Board discussed if the setback starts under beam or wall. Perez said the UDC shows it starting at the front wall of the structure. Sandifer verified there would be no post, no porch installed, Price said there would not, just steps and an awning. Sandifer asked if anyone was there concerning this case. Bostic said the property use to be a grocery store and it is unfortunate how close it is to the road. She is uncomfortable opposing because they have improved the property tremendously. The Board discussed tabling or removing the case from the agenda and asked The Prices to contact the Building Official tomorrow.

Motion By: Ron Matthews to be withdrawn from the agenda

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

V. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

Z-2022-04-00105 Rezoning request by Dale Stram (applicant) and Rockhurst, LLC (owner) to rezone 10.818 acres of land from C-H to RS-3 located in Section 27, T6S, R7E, per survey by William J. Bodin, JR., PLS dated 8/13/2021; Zoned C-H

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: Sandifer stated the applicant submitted in writing removal from agenda.

Motion By: Matt Sandifer to remove from agenda

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

NEW BUSINESS:

Z-2022-04-00107 Rezoning request by Meshach F. Samuel (owner) to rezone a 0.313 acres of land from RS-3 to C-N, located at 1102 N Cherry St. per survey by William J Bodin, PLS dated 2/8/2022; Zoned RS-3

Public Hearing:

For: Meshach F. Samuel, Owner

In Attendance: NONE

Discussion: Samuel said he has been in business for four years and is working with the Southeastern Small Business Dept. on looking for a property for him to relocate his car lot business from his personal residence. He said he was unaware of zoning restrictions when he purchased property and he will follow all city rules including installing a fence and gate. Douglas discussed an email from City Attorney; Andre Coudrain, stating rezoning this property would be considered a spot zone. Sandifer asked if anyone from the audience had any questions, Bostic asked how far this location from the University Dr. intersection is. The Commission reviewed the GIS Map and discussed proximity to the next mixed use area. Sandifer said C-N is a stretch but could see where MX-N would be a better fit for the area. Matthews said he appreciates his entrepreneurship and trying to do better but the area is zoned single family and we need to protect the interest of the entire city. They recommended speaking to Councilman, Kip Andrews on his request and possibly amending his request. After the vote there was discussion over the process of going to City Council.

Motion By: Ron Matthews recommended denial

Seconded By: Matt Sandifer

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

Z-2022-05-00108 Expanded Conditional Use request by Patricia Williams (owner and applicant) to allow for a mobile home located at 200 Reed St., per survey by Matthew R. Dupree, PLS dated 5/13/2021; Zoned C-H.

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: Sandifer stated the case was mistakenly put on the agenda, and administration requested it be removed.

Motion By: Matt Sandifer to remove from agenda

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

Z-2022-05-00109 Rezoning request by Vince Roubique (owner) and Andrew Faller (applicant) to rezone Lots 5A1-B from I-L and C-H to I-L, located at 206 Tower Drive, per survey by Andrew Faller, PLS, dated 4/27/2022; Zoned C-H and I-L.

Public Hearing:

For: Andrew Faller, applicant

In Attendance: NONE

Discussion: Faller said the current layout has one of the lots dual zoned. Owner wants to subdivide the property and rezone the northern lot to just I-L. Zoning line will line up with the property line. Sandifer asked if anyone was there on behalf of case, no one replied.

Motion By: Kylan Douglas recommended approval

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

TA-2022-05-00026 Text Amendment to UDC #14-5634 Appendix D request to amend the Planning Commission, Zoning Commission, and Board of Adjustment's meeting day to allow for a process that expedites applications to the City Council.

Public Hearing:

For: Lacy Landrum, Director of Administration

In Attendance: NONE

Discussion: Landrum said by moving the public hearing to the second Thursday of the month, it will help streamline the process of the cases that need to go before city council. The Commission discussed the request and when it would take effect.

Motion By: Matt Sandifer to recommend approval

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

VI. PLANNING COMMISSION- Public Hearing

OLD BUSINESS:

SUB-2022-04-00183 Major Subdivision Preliminary Plat requested by Dale Stram (applicant) and Rockhurst, LLC (owner) for a 72 lot subdivision on 10.818 acres of land per Westin Oak Major Subdivision Preliminary Plat Plans by William J. Bodin, JR. CE, PLS dated 4/13/2022; Zoned C-H

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: Sandifer stated the applicant submitted in writing removal from agenda.

Motion By: Matt Sandifer to remove from agenda

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

NEW BUSINESS:

SUB-2022-04-00184 Minor Subdivision request by Hammond West Partners, LLC (owner) to resubdivide a 2.73-acre tract into Lot HWP-1 and HWP-2, located at 2108 & 2110 W. Thomas St., per survey by Richmond W. Krebs, PLS dated 3/20/2021; Zoned C-H

Public Hearing:

For: Gary Mutter, Hammond West Partners, LLC - Owner

In Attendance: NONE

Discussion: Mutter said they have a buyer for the strip center and they are subdividing the property to put the strip center on one lot and the Bedding Plus Warehouse on one lot. The survey shows an access servitude granted to HWP-2. Sandifer asked if anyone was on opposition, no one replied.

Motion By: Ron Matthews to approve

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Abstain: NONE

Motion Approved

SUB-2022-05-00185 Minor Subdivision request by Vince Roubique (owner) Andrew Faller (applicant) for a redivision of Lots 4A1, 4B1, and 5A1 into 5A1-A and 5A1-B, per survey by Andrew Faller, PLS, dated 4/27/2022; Zoned C-H and I-L.

Public Hearing:

For: Andrew Faller, Applicant

In Attendance: NONE

Discussion: Faller said due to the lot size it had to come before The Commission for approval. Owner is taking the property from three lots to two lots. Sandifer asked if anyone was in opposition, no one replied.

Motion By: Monica Perez to approve

Seconded By: Kylan Douglas

Vote:

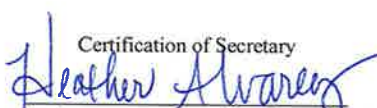
For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain

Against: NONE

Abstain: NONE

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 June 2, 2022

**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST.
AGENDA- Thursday, August 11, 2022 at 5:00 P.M.**

Work Session Thursday, August 4, 2022 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)
Trey St. Romain (A)

ALSO IN ATTENDANCE: Heather Alvarez; Secretary, Lacy Landrum; Director of Administration,
Pete Panepinto; Mayor

III. APPROVAL OF MINUTES: June 3, 2021, July 1, 2021, August 5, 2021, October 7, 2021, December
2, 2021, January 6, 2022, February 2, 2022, March 3, 2022, June 2, 2022

Motion By: Kylan Douglas to approve February 2, 2022, March 3, 2022, June 2, 2022

Seconded By: Matt Sandifer

Vote:

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

Against: NONE

Absent: Trey St. Romain

Motion Approved

IV. BOARD OF ADJUSTMENT- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

V. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

Z-2022-04-00107 Rezoning request by Meshach F. Samuel (owner) to rezone a 0.313 parcel of land
from RS-3 to MX-N, located at 1102 N Cherry St. per survey by William J Bodin, PLS dated 2/8/2022;
Zoned RS-3

Public Hearing:

For: Meshach Samuel, Owner

In Attendance: NONE

Discussion: Samuel said he bought this property to sell his cars on, he did not know about zoning when he purchased it. Sandifer said at the work session The Commission discussed an Expanded Conditional Use vs the Rezoning request. Samuel said he understood and was ok with it. Sandifer said they also had questions about the business. There was a detailed discussion about how many vehicles would be on the lot at a time. Where would the mechanic work take place. It was discussed and understood Samuel would have to have paved parking, landscaping and a building (non-metal) with a bathroom that meets building code requirements, ADA compliant and have a vehicle sales license. There was a lengthy discussion on the type of fencing that would be used around the property and screening. Trey St. Romain entered the building. Panepinto and St. Romain suggested finding another location not located in a residential area. Matthews said he is struggling with allowing a commercial business in a residential area but understands Samuels's situation. He also said he does not want to set a precedent. Matthews said he would be comfortable if the amount of cars are limited and he has to have a screened area. Samuel stated his business is by appointment only. Landrum made suggestion on landscaping for the screening. Samuel was told the case will be forwarded to city council for introduction on August 23, 2022 and final decision on September 13, 2022.

Motion By: Matt Sandifer recommended approval of an Expanded Conditional Use with the following conditions;

1. The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Meshach Samuel,
2. Limited to 10 vehicles for sale at a time
3. No mechanic work done on premises
4. Vehicles are to be stored behind a fence
5. The fence is to be four sided with screening
6. Meshach Samuel must obtain state sales license
7. Building and Parking must comply with ADA regulations

Seconded By: Monica Perez

Vote:

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

Against: Trey St. Romain

Absent: NONE

Motion Approved

VI. PLANNING COMMISSION- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

SUB-2022-07-00189 Minor Resubdivision request by Jerry Jackson (owner) to resubdivide Lots 1, 2, 19 & 20 of Block 6, Pine Ridge Addition into Lots 1-8, Block 6, Pine Ridge Addition, located at 501, 503, 505, & 509 E. Hoover St., per survey by William J. Bodin, Jr., PLS; Zoned RS-3

Public Hearing:

For: NONE

In Attendance: NONE

Discussion: Sandifer stated Jerry Jackson submitted in writing a request to remove his case from the agenda.

Motion By: Matt Sandifer to remove case

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Absent: NONE

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 August 11, 2022



**CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST.
AGENDA- Thursday, September 8, 2022 at 5:00 P.M.**

Work Session Thursday, September 1, 2022 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)
Trey St. Romain (P)

III. APPROVAL OF MINUTES: June 3, 2021, July 1, 2021, August 5, 2021, October 7, 2021,
December 2, 2021, January 6, 2022, August 11, 2022

Motion By: Kylan Douglas to approve August 5, 2021, October 7, 2021, December 2, 2021,
January 6, 2022, August 11, 2022

Seconded By: Monica Perez

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

IV. CHAIRMAN AND CO-CHAIRMAN VOTE

Motion By: Monica Perez to nominate Kylan Douglas as Chairman

Seconded By: Matt Sandifer

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

Motion By: Kylan Douglas nominated Ron Matthews as Co-Chairman

Seconded By: Matt Sandifer

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

V. PLANNING COMMISSION- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

SUB-2022-08-00190 Minor Resubdivision request by Sceroler Stevens, LLC (owner) and Brad Stevens (applicant) to resubdivide 4 acres into Tract 2 and Tract 3, located at 1200 CM Fagan Dr., per survey by Mark T. Chemay, PLS, dated 8/1/2022; Zoned C-H

Public Hearing:

For: Brad Stevens, Applicant

Toni Sceroler, Owner

Mark Chemay, Surveyor

In Attendance: NONE

Discussion: Stevens noted even though they share the same last name there is no relation. He said there is a purchase agreement on the storage units and they are subdividing the vacant land apart from the units. Alvarez said they are meeting all zoning requirements they have to come before the commission due to the acreage. Sandifer asked if there were any public comments, no one replied.

Motion By: Trey St. Romain to approve

Seconded By: Ron Matthews

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

VI. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

TA-2022-08-00027 Review and recommendation of proposed ordinance for Text Amendment to UDC Ord#14-5364 Article 2.3.4 E. Preliminary Plat Review by City Planner (7) (d) (6) to revise consideration of new passage through a residential subdivision

Public Hearing:

For: Andre Coudrain, City Attorney

In Attendance: NONE

Discussion: Coudrain said this concerns a new development requiring passage through an existing subdivision. He said this would require notice to the existing subdivision. Coudrain said he copied and pasted from the UDC the zoning requirements. This will bring focus on the impacts a new passage would have on an existing subdivision. He said The Commission has the option to change, keep it the same or not accept the recommendation. Sandifer said we already give notice, what is the need for any extra notifications. Coudrain said this is intended for all proposed subdivision, vs. the next ordinance case on the agenda is for a specific location. Sandifer asked if there was feedback on the current regulations. Sandifer read the new verbiage. Sandifer asked if anyone from the audience wanted to speak on the case, no one replied.

Motion By: Ron Matthews recommended approval

Seconded By: Trey St. Romain

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

TA-2022-08-00028 Review and recommendation of proposed ordinance regarding Joe Farris Dr. and Susan Dr. in Lakewood Subdivision; existing abandonment cannot be used as a through street or access point for new development

Public Hearing:

For: Andre Coudrain, City Attorney

Sam DiVittorio, Councilman District 4

Lacy Landrum, Director of Administration

In Attendance: Charles & Tasha Deliberto, Owner

Discussion: There was a show of hands in the audience of multiple people in favor of the case; no one spoke on the record. Coudrain said this takes the 1983 Ordinance #1018 abandonment one-step further. The new ordinance proposes the 20-foot abandonment cannot be used for a thorough street. There was also a description error in the original ordinance and Coudrain recommended the commission to require a new survey of the abandonment be completed and filed in the clerk of court. Sandifer asked if the owners are in favor, he said one of the owners are present and the other owner is the City of Hammond. The Delibertos said they are in favor of the proposed ordinance. DiVittorio asked for The Commissions support of the ordinance and said the subdivision is in favor. Landrum said this will not negatively impact the city and the property the city owns holds a sewer lift station. Sandifer asked if there were any other comments on the case, no one replied. Coudrain asked for a show of hand of who is in support, there were over 10 people in the audience who raised their hands.

Motion By: Ron Matthews recommended approval with a new survey recorded with the ordinance

Seconded By: Trey St. Romain

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

VII. BOARD OF ADJUSTMENT- Public Hearing

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

ADJOURN: All in favor

Certification of Secretary



I, Lacy Landrum, 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 8, 2022



MINUTES - CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST.
AGENDA - Thursday, October 20, 2022 at 5:00 P.M.

Work Session Thursday, October 13, 2022 NOON in City Council Chambers

I. CALL PUBLIC HEARING TO ORDER

The meeting was called to order by Kylan Douglas at 5:11pm

II. ROLL CALL: Matt Sandifer (P), Kylan Douglas (P) Monica Perez (P) Ron Matthews (P)
Trey St. Romain (Absent, later arrived)

III. APPROVAL OF MINUTES: June 3, 2021, July 1, 2021, September 8, 2022

Motion By: Kylan Douglas to approve minutes from June 3, 2021, July 1, 2021, September 8, 2022.

Seconded By: Monica Perez

Vote:

For: Kylan Douglas, Monica Perez, Ron Matthews

Abstain: Matt Sandifer

Absent: Trey St. Romain

Motion Approved

IV. BOARD OF ADJUSTMENT - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

VAR-2022-09-00114 Variance request by Southeast Urology Clinic, LLC (owner) and Greenleaf Architects, (applicant) to waive UDC #14-5364 Article 6.3.4 (F) Primary street build -to line and (P) Transparency, located at 42439 Pelican Professional Park; Zoned C-H.

Kylan Douglas read the request and skipped it for discussion due to owners not being present yet. This item was later discussed after the variance for the Montecino property.

VAR-2022-09-00115 Variance request by Hayven LaFrance (owner) to waive UDC #14-5364 Article 6.3.2 (M) Street facing entrance required, located at 3605 Delia Randall Rd.; Zoned RM-2.

Public Hearing:

For: Hayven LaFrance, Owner and applicant

Against: Don Zerangue, Representing adjacent property owner at 115 and 117 Mallard Drive

In Attendance: Councilman Devon Wells

Discussion: Hayven LaFrance stated that he bought the lot and wants to put a mobile home there. The lot isn't wide enough for a mobile home, so the front door would be facing the side instead of the street. Douglas asked if there were any public comments, and Zerangue, representing the adjacent property owner, said he was opposed to the variance and to placing the mobile home there because it goes against the city plan for mobile home locations. LaFrance emphasized that the adjacent property across the street was fenced off and not affected by his proposed mobile home placement. Matthews asked if the adjacent properties were rentals. Zerangue confirmed they were rentals. Councilman Wells said that LaFrance had found the land, and the realtor sold it to him. He's already spent his resources. Perez asked for the mobile home specifications, and the commission reviewed those. Sandifer said that the purpose of street-facing entrance is to limit mobile home placements. **[Trey St. Romain entered the meeting.]** He asked LaFrance if he had already purchased the mobile home. LaFrance stated no, just the land.

Motion By: Ron Matthews to approve variance

Seconded By: Monica Perez

Vote:

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

Against: NONE

Motion Approved

VAR-2022-09-00117 Variance request by John Montecino (owner) and Cretin Townsend Homes (applicant) to **UDC #14-5634 Article 6.3.2 (C)** to allow for a 0’ side street setback where 10’ is required, per survey by Richard Daniel, PLS dated 9/29/2022, located at 15146 Montecino Dr; Zoned RM-2.

[Prior to the public hearing beginning, Matt Sandifer recused himself and left the meeting.]

Public Hearing:

For: John & Kathy Montecino, Owner and applicant

Against: NONE

In Attendance: Councilman Devon Wells

Discussion: James Doufin of Cretin Townsend Homes presented the application and explained how the company had made a mistake in their layout of the house on the lot. What they had approved by the city was later staked incorrectly at the site, resulting in the house being too close to Brauner Street, which is an undeveloped street. The lot has limited buildable area due to an Entergy powerline on the west side of the lot, so they shifted away from that location. The shift to the east has resulted in less than one foot from Brauner Street instead of the ten feet required for the setback for the house and driveway. Originally, Brauner Street was needed to provide access to lots south of Montecino Drive, running alongside Brauner. However, the Montecinos combined those lots into a single L-shaped lot with access from Montecino Drive and Rebekah Street, making Brauner Street no longer needed. When the company realized the error, they had already poured the foundation and begun framing, but they stopped construction to come for the variance to correct the mistake. Councilman Wells spoke in favor of the variance because he said the overall goal is for homeownership. Douglas asked if there were any other comments, and no one replied.

Motion By: Ron Matthews to approve variance with the condition of the Montecinos signing a letter stating their understanding that the city retains the right to develop Brauner Street in the future.

Seconded By: Trey St. Romain

Vote:

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

Against: NONE

Abstain: Matt Sandifer

Motion Approved

[Matt Sandifer returned to the meeting after recusing himself on the prior case.]

VAR-2022-09-00114 Variance request by Southeast Urology Clinic, LLC (owner) and Greenleaf Architects, (applicant) to waive **UDC #14-5364 Article 6.3.4 (F)** Primary street build -to line and **(P)** Transparency, located at 42439 Pelican Professional Park; Zoned C-H.

Kylan Douglas read the request again now that the property representatives were present.

Public Hearing:

For: Kyle Schroeder, Applicant

Against: NONE

In Attendance: NONE

Discussion: Kyle Schroeder, Greenleaf Architects, presented the application and said they want to situate the building on the parcel to facilitate a better parking layout and accessibility for their customers, so they are asking for the build-to line variance. The proposed building location will match setbacks of the surrounding buildings, and the lot is an odd shape since it is at the end of the cul-de-sac. The second variance relates to transparency and is needed since this is a medical facility and the consultation, exam and procedure rooms need privacy. Perez commented that they did a good job in the site plan and layout with the proposed lot dimensions and shape. Douglas asked if there were any public comments, and no one replied.

Motion By: Monica Perez to approve variance requests

Seconded By: Matt Sandifer

Vote:

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

Against: NONE

Motion Approved

V. PLANNING COMMISSION - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

SP-2022-09-01135 Major Site Plan Review request by Southeast Urology Clinic, LLC (owner) and Greenleaf Architects, (applicant) to approve a site plan by Greenleaf Architects dated 9/2/2022, located at 42439 Pelican Professional Park; Zoned C-H.

Public Hearing:

For: Kyle Schroeder, Applicant

Against: NONE

In Attendance: NONE

Discussion: Schroeder presented elements of the site plan. The parking spaces are a few over the required number of 37 spaces. The primary entrance faces the end of the cul-de-sac, and the rear of the building will be for additional staff. There will be a second tenant entrance on the north side of the building. The dumpster and generator are screened from view. They are retaining mature trees and adding landscaping. Sandifer asked how the drainage was handled on the left side of the building and whether there was detention on the site. Schroeder said the drainage is subsurface and that more details would be presented in the overall drainage plan presented with the full construction documents. The civil engineer (Kyle Associates) is just now coming onto the project. Douglas asked if there were any public comments, and no one replied.

Motion By: Matt Sandifer to approve major site plan with the stipulation that a subsurface drainage plan would be included in the construction documents submitted prior to a permit.

Seconded By: Monica Perez

Vote:

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

Against: NONE

Motion Approved

VI. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

Z-2022-09-00111 Expanded Conditional Use request by Hayven LaFrance (owner) to allow for a mobile home located at 3605 Delia Randall Road per survey by Gilbert Sullivan, RLS dated 3/1/78; Zoned RM-2.

Public Hearing:

For: Hayven LaFrance, Owner and applicant

Against: Don Zerangue, Representing adjacent property owner at 115 and 117 Mallard Drive

In Attendance: Councilman Devon Wells

Discussion: Hayven LaFrance requested to place the mobile home on the lot. Zerangue is opposed. Landrum requested that the additional conditions typically attached to mobile home ECUs would apply here, including that the right is for the current owner only, that the mobile home must meet the UDC standards, and that the survey be recorded as the official lot of record. Douglas asked if there were any public comments, and no one replied.

Motion by: Ron Matthews to approve ECU with conditions

Seconded By: Monica Perez

Vote:

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

Against: NONE

Motion Approved

Z-2022-05-00110 Rezoning request by Christopher Ruffin (owner) to rezone Lot A, Block 1 of Pine Ridge Addition, located at 712 Magazine St. from RS-3 to MX-N in accordance with a survey by William Bodin, PLS dated 1/31/22.

Public Hearing:

For: Christopher Ruffin, Owner and applicant

Against: Mary Short, Adjacent property owner at 719 Magazine St

In Attendance: Councilman Devon Wells and Tracy Wells

Discussion: Christopher Ruffin stated that he wanted to rezone the property to build a BBQ restaurant at the location. It would be a small building with no alcohol and limited seating. Douglas asked if there were any public comments. Mary Short opposed the rezoning. She has no problem with his project but has concerns about all the eligible uses under MX-N. What happens if it closes down? What if he wants to put something else that is allowed under MX-N? We would like for him to come back for another approval if this restaurant closes before he can place something new. Sandifer explains that it would have to be an Expanded Conditional Use for that to happen. Short explains the past problems with clubs and other venues that have been located nearby. Matthews asked about modifying request as an ECU and whether that could be allowed since only this rezoning

was on the agenda. Ruffin emphasized that he has additional lots at this location and will build his house behind the restaurant on another lot. He wouldn't want something problematic that close to his house. He doesn't want anything but the restaurant. The commission debated the process to use and past similar cases including Church Street and North Cherry Street cases. Sandifer said one of the good things about an ECU is the ability to add conditions even though they might be hard to enforce. Douglas asked if there was additional paperwork required. Landrum stated that the council would be republishing and having the public hearing regarding the ECU. Sandifer asked if they could vote both ways and send both to the city council. Douglas asked for any additional comments or concerns. Tracy Wells spoke in favor of the rezoning and reiterated that Ruffin is an outstanding guy and businessman. Matthews wanted to make sure the commission did the process correctly.

Motion by: Ron Matthews to approve rezoning request

Seconded By: Kylan Douglas

Vote:

For: Kylan Douglas, Ron Matthews

Against: Matt Sandifer, Monica Perez, Trey St. Romain

Motion Denied to Approve Rezoning

Commission debated additional items related to this rezoning case.

Motion by: Sandifer makes a motion to amend the agenda to add a recommendation for an ECU for a restaurant for Christopher Ruffin at 712 Magazine St.

Seconded by: Monica Perez

Vote:

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

Against: NONE

Motion Approved

Discussion: Commission discussed the ECU and explained that their intent is to save the property owner time instead of sending him to the city council and then coming back to planning and zoning for a different consideration. Matthews asked who would explain to the property owner the legal implications of the ECU regarding a restaurant. Sandifer stated that the mobile home ECU is similar. Short stated that's what she had to do with her flower shop. Sandifer suggested asking the city attorney. Douglas stated that this may be similar guidelines that TP has on Church Street. Matthews stated his concern that this part wasn't advertised. Councilman Devon Wells said he is upset that the rules are being changed. Sandifer explained that this is a recommendation and that they are trying to help Ruffin expedite his request with both options. Wells said if the concern is over alcohol, Ruffin is willing to agree in writing that he will not provide alcohol. The commission had further discussion about the impacts of a rezoning versus the ECU. Sandifer stated that it's a big deal to change residential to commercial. Landrum directed commissioners to the definitions of Restricted Conditional Use versus Expanded Conditional Use. Matthews explained his concerns about what is discussed in work session versus the regular meetings and wanting to be sure the commission is clear about their work. Short stated that she is a taxpayer, too. Sandifer clarified his comments and pointed out that he's trying to give two options instead of just one. Landrum suggested that what might be the cleanest is to advertise both options and send them at the same time to the city council. Sandifer said that it will benefit Ruffin to bring more people in support. Ruffin requests to table this today so that he can research it further. Annie Collins, neighbor across the street from this location, asked for the commission to help Ruffin out because he is doing something positive.

Motion by: Douglas to remove the agenda item for the ECU for 712 Magazine St

Seconded by: Matt Sandifer

Vote:

For: Matt Sandifer, Kylan Douglas, Ron Matthews, Trey St. Romain

Against: Monica Perez

Motion Approved to Remove Agenda Item

Z-2022-09-00112 Rezoning request by RE 3 Properties, LLC (owner) to rezone Lots 60, 61, & 62 of Block 3 of Vacarro Park Subdivision, located at 1409 W. Church Street from RM-2 to MX-C.

Public Hearing:

For: Nick Gagliano, Owner and applicant

Against: NONE


Discussion: Nick Gagliano presented the case and asked for the rezoning to match the adjacent properties. Landrum confirmed that this aligns with the future use map. Douglas asked if there were any public comments, and no one replied.

Motion by: Ron Matthews to approve rezoning request
Seconded By: Trey St. Romain

Vote:
For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain
Against: NONE

Motion Approved

Motion to Adjourn: Kylan Douglas at 6:23pm. No opposition.

Certification of Secretary

I, Lacy Landrum, 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 20, 2022



MINUTES - CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST.
AGENDA - Thursday, November 10, 2022 at 5:00 P.M.

Work Session Thursday, November 3, 2022 NOON in City Council Chambers

I. CALL PUBLIC HEARING TO ORDER

The meeting was called to order by Kylan Douglas at 5:05pm

II. ROLL CALL: Matt Sandifer (P), Kylan Douglas (P) Monica Perez (P) Ron Matthews (P)
Trey St. Romain (Absent, later arrived)

III. APPROVAL OF MINUTES: October 20, 2022

Motion By: Kylan Douglas to table minutes from October 20, 2022.

Seconded By: Monica Perez

Vote:

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

Against: NONE

Absent: Trey St. Romain

Motion Approved

IV. BOARD OF ADJUSTMENT - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

VAR-2022-09-00116 Variance request by Channing Garrett (owner) to waive **UDC #14-5364 Article 4.1.8 (C) Fences, Shrubs and Buffer Zones** to allow for an 10-foot wooden fence when the maximum height allowed is 4-foot, located at 606 Campo Street; Zoned RS-3.

Public Hearing:

For: Channing Garrett, Owner and applicant

Against: Kelvin Cryer at 613 Campo, Abraham Daniels at 608 Campo, Representative for 604 ½ Campo, Myra Ard at 501 Campo, Kip Andrews, Charles Green at 601 and 603 Campo

Discussion: Channing Garrett presented his application and asked for the variance for the higher fence due to safety concerns, privacy, and his business. He cited problems with his neighbors as seen in the police reports that are part of his application. He said people steal from him. He provided photos of fences in other parts of the city that are 10-feet high and stated that he had a building permit for the fence. **[Trey St. Romain entered the meeting.]** Landrum clarified that he didn't have a building permit as shown in the packet with the fence application and site plan for a 4-foot chain link fence. There is a letter stating that the fence application had been denied. Garrett said he can provide the permit and that the fence has been in place over four years. Garrett said he didn't have to do the variance. Matt Sandifer stated that some of the fences shown in the photos are not ten feet because he recognizes one of them since he built it. He also stated that there are different dimensions required in front versus back yards. We don't approve 10-foot fences except in rare occasions and those are for backyards. Garrett describes problems with his neighbors and the need for privacy.

Reverend Kelvin Cryer said the consensus of the residents is that they don't want the 10-foot fence. He has other issues too, and part of the fence is on someone else's property. He threatens us, and we called the police. He is also running a commercial trucking business, and the property is not zoned for that. Abraham Daniels said the fence is installed a foot over onto his property. His hangover on his roof is also running water onto my property. Matthews asks how long a permit is good for. Landrum stated six months. Representative for 604 ½ Campo described that he would like to tear down the fence since it's on his property. Garrett bullies everyone. **[Police officers escort out Garrett due to multiple disruptions.]** Commission explains that the property owner will need to get a lawyer to resolve the property situation and what the purview of the commission is.

Myra Ard stated that she has problems with Garrett. A man asks how long the process will take to get started. Mr. Daniels explains that the fence is dangerous for him as a neighbor who is trying to back out of his driveway next door. He said he can't see around it. Another person asks how someone get approved to operate a commercial business when it is zoned residential. Landrum explains that is a different issue handled through a business occupational license. The city has other matters that are being addressed in other venues, such as the city court and other departments. Tonight the only thing this commission has purview over is the fence and variance. Kip Andrews explains the history of some of the issues and the general opinion of the residents is to

remove the fence because it is an eyesore and it causes visibility and safety problems. Charles Green said that the neighbors fear Garrett.

Motion By: Ron Matthews to deny variance

Seconded By: Trey St. Romain

Vote:

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

Against: NONE

Motion Approved to Deny Variance

V. PLANNING COMMISSION - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

SUB-2022-10-00198 Major Subdivision request by Locascio LLC to resubdivide parcel 2-A-1 into parcels 2-A-1-A and 2-A-1-B of the Locascio Subdivision located at 1955 Southwest Railroad Avenue, and to accept the dedication of Locascio Drive in accordance with a survey by David Patterson, PLS, dated 10/4/22; Zoned C-H.

Public Hearing:

For: David Patterson, Surveyor representing property owner

Against: NONE

Discussion: David Patterson presented the application and discussed how he worked with Landrum and the City Engineer Chuck Spangler regarding this subdivision request and the road dedication. The original request was modified by the cul-de-sac as seen in the revised survey. Locascio is not planning any development at this time. The legal dedication is also presented as part of the case packet. Spangler preferred the cul-de-sac instead of the T-turnaround, and the property owner agreed. The road was built to city standards as stated in Spangler’s email, which is part of the packet. Landrum asked the commission to add the approval of the cul-de-sac dedication. Douglas asked for public comments, and no one spoke.

Motion By: Trey St. Romain to approve the subdivision with the cul-de-sac dedication

Seconded By: Matt Sandifer

Vote:

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

Against: NONE

Motion Approved

VI. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

Z-2022-10-00114 Expanded Conditional Use request by Eric Long (owner) to allow for a mobile home located at 1400 Apple Street per survey by Richmond Krebs, PLS, dated 6/3/19; Zoned RS-3.

Public Hearing:

For: Eric Long, Owner and applicant

Against: Reginald Reed, son of adjacent property owner

Discussion: Eric Long presented the application and stated that he was purchasing the mobile home for his daughter to live there. Douglas asked Landrum if this was a proposed mobile home area. Landrum replied that the parcel is adjacent to a proposed mobile home area as described in the report. Landrum asked Long if his daughter would be living in the mobile home. Long confirmed that, so Landrum stated that her name would need to be added to the conditions for the ECU. Sandifer explained why the ECU is name-specific and is to avoid rental properties. Landrum stated there was one email sent against the rezoning, and she read the email aloud. Landrum clarified which Reginald Reed lived at the property next door. Douglas clarified that the daughter’s name is Aerial McGowan to add to the conditions.

Motion By: Kylan Douglas to approve the ECU with standard conditions and to add Aerial McGowan as occupant.

Seconded By: Matt Sandifer

Vote:

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

Against: NONE

Motion Approved

Z-2022-05-00110 Rezoning request by Christopher Ruffin (owner) to rezone Lot A, Block 1 of Pine Ridge Addition, located at 712 Magazine Street from RS-3 to MX-N in accordance with a survey by William Bodin, PLS, dated 1/31/22.

Public Hearing:

For: Christopher Ruffin, Owner and applicant, Samuel Brown, pastor of church with adjacent property, Councilman Kip Andrews, Dwayne Long at 17106 Magazine, Earlene Dangerfield at 801 Hope, Alesa Dangerfield, Lynn Matthews at 703 MC Moore

Against: Mary Short at 712 Magazine

Discussion: Christopher Ruffin presented the application and requested the rezoning to build a restaurant that will not serve alcohol. Samuel Brown, pastor of church with adjacent property. Pastor Brown has no problem with the rezoning on this property. The church plans to build a school there and does not want another Touchdown or similar place, absolutely no alcohol. Councilman Kip Andrews had a meeting with Ruffin and other neighbors. The agreement at that meeting was for no alcohol or marijuana sales as conditions on this rezoning. Dwayne Long is in favor of the rezoning and stated that Ruffin is an honest guy trying to do something positive for the neighborhood. Sandifer described the higher level of zoning with restrictive conditions, which is opposite of what the commission normally approves with the lower level of zoning and expanded conditions. Landrum directed attention to the email from Mary Short that stated her opposition, but it was sent prior to the meeting with Councilman Andrews where the agreement was made to approve the rezoning with conditions. Earlene Dangerfield spoke in favor of the rezoning. Alesa Dangerfield asked if this was fair to prevent Ruffin from selling alcohol with all the other places in the neighborhood that sell alcohol. Lynn Matthews said he has no problem with Ruffin's rezoning. He cleaned up the property and wants to follow his dreams.

Motion By: Trey St. Romain to approve the rezoning with restrictions of no alcohol or marijuana sales

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Motion Approved

Z-2022-10-00113 Rezoning request by Christopher Ruffin (owner) to rezone Lot B, Block 1 of Pine Ridge Addition, located at 706 Magazine Street from RS-3 to MX-N in accordance with a survey by William Bodin, PLS, dated 1/31/22.

Public Hearing:

For: Christopher Ruffin, Owner and applicant, Samuel Brown, pastor of church with adjacent property, Councilman Kip Andrews, Dwayne Long at 17106 Magazine, Earlene Dangerfield at 801 Hope, Alesa Dangerfield, Lynn Matthews at 703 MC Moore

Against: Mary Short, 712 Magazine

Discussion: Douglas stated that this case is similar to the prior case. Ruffin agreed to the same restrictions of no marijuana or alcohol sales. Douglas asked for any additional comments, and there were none.

Motion By: Trey St. Romain to approve the rezoning with restrictions of no alcohol or marijuana sales

Seconded By: Matt Sandifer


Vote:

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

Against: NONE

Motion Approved

Motion to Adjourn: Kylan Douglas at 6:12pm. No opposition.

Certification of Secretary

I, Lacy Landrum, 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 10, 2022



**MINUTES - CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST.
AGENDA - Thursday, December 8, 2022 at 5:00 P.M.**

Work Session Thursday, December 1, 2022 NOON in City Council Chambers

I. CALL PUBLIC HEARING TO ORDER

The meeting was called to order by Kylan Douglas at 5:02pm

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

III. APPROVAL OF MINUTES: October 20, 2022 and November 10, 2022

Motion By: Kylan Douglas to table minutes from October 20, 2022 and November 10, 2022

Seconded By: Monica Perez

Vote:

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

Against: NONE

Absent: NONE

Motion Approved

IV. BOARD OF ADJUSTMENT- Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

VAR-2022-11-00118 Variance request by Robert Lee Porter, Jr. (owner) and Latoya L. Porter (applicant) to waive UDC #14-5364 Article 6.3.2 (M) Street facing entrance required, located at 119 Kansas Street; Zoned RS-3.

Public Hearing:

For: No one was present to represent the case

Against: NONE

Discussion: Landrum summarized the case. There is one mobile home in this block at 109 Kansas; no other mobile homes in the area for several blocks. Matt Sandifer stated that the applicant could select a different sized mobile home to avoid the variance. He summarized what Andre Coudrain, city attorney, had stated in the work session that the variance needed the higher standard or hardship as waiving an ordinance or law. Trey St. Romain asked what is the actual hardship shown in this case rather than just an inconvenience. There wasn't a property owner present to discuss the case, and they didn't attend the work session. Douglas asked for public comments, and no one spoke.

Motion By: Matt Sandifer to table the variance request

Seconded By: Trey St. Romain

Vote:

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

Against: NONE

Motion Approved to Table

V. PLANNING COMMISSION- Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS: NONE

VI. ZONING COMMISSION AGENDA-Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

Z-2022-11-00115 Expanded Conditional Use request by Candice T. Bush (owner and applicant) to allow for a mobile home located at 508 Washington Avenue per survey by William J. Bodin, PLS dated 5/18/22; Zoned RS-3.

Public Hearing:

For: Candice Bush

Against: NONE

Discussion: Candice Bush, property owner, wasn't present to discuss the case due to a work obligation; however, she presented her case at the work session the week prior. She stated she was purchasing a mobile home that would fit within the lot dimensions. Landrum stated that the property is surrounded on three sides by existing mobile homes. Sandifer pointed out that this lot is more narrow than the prior lot on Kansas Street. Landrum explained the cut-out portions of the lots where the original design was for a "town center" area, and this allows for the current lot to front Washington for access. Douglas asked for public comments, and no one spoke.

Motion By: Trey St. Romain to approve

Seconded By: Kylan Douglas

Vote:

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

Against: NONE

Motion Approved

The commission realized they forgot to add the standard conditions to the prior approval for the ECU. Landrum reviewed the conditions of the right applying only to the owner listed, of placing a mobile home that meets the HUD requirements, and of the survey becoming the official record of the lot.

Motion By: Matt Sandifer to amend the last item and to add the standard conditions to the mobile home.

Seconded By: Trey St. Romain

Vote:

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

Against: NONE

Motion Approved

Z-2022-11-00116 Expanded Conditional Use by Robert Lee Porter, Jr. (owner) and Latoya L. Porter (applicant) to allow for a mobile home located at 119 Kansas Street per survey; Zoned RS-3.

Public Hearing:

For: No one was present to represent the case

Against: NONE

Discussion: There wasn't a property owner present to discuss the case. Sandifer said the commission could vote on this item or table it. Douglas stated he would rather table since the property owner isn't here. Perez stated that this was the area without a lot of mobile homes. Douglas asked for public comments, and no one spoke.

Motion By: Matt Sandifer to table the ECU

Seconded By: Monica Perez

Vote:

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

Against: NONE

Motion Approved to Table

Z-2022-11-00117 Expanded Conditional Use by Willie J. Richardson (owner and applicant) to allow for a mobile home located at 17085 East Hoover Street per survey; Zoned RS-3.

Public Hearing:

For: Justine Walker, daughter of property owners. Mr. and Mrs. Richardson were also present

Against: NONE

Discussion: Justine Walker, daughter of the property owners, presented the application. Landrum stated that the owners are in a proposed mobile home area and are asking for the mobile home after their home had a fire. The lot dimensions allow for the mobile home front entrance to face the street. An elevation certificate will be needed because this is in a flood zone. Matt Sandifer explained the additional standard conditions on an ECU. Douglas asked for public comments, and no one spoke.

Motion By: Matt Sandifer to approve the ECU with standard conditions

Seconded By: Trey St. Romain

Vote:

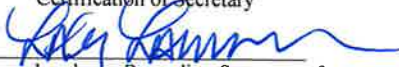
For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain

Against: NONE

Motion Approved

Motion to Adjourn: Kylan Douglas at 5:21pm. No opposition.

Certification of Secretary



I, Lacy Landrum, 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 8, 2022



**MINUTES - CITY OF HAMMOND
PLANNING AND ZONING COMMISSIONS AND
BOARD OF ADJUSTMENTS
SPECIAL MEETING
312 EAST CHARLES ST**

AGENDA - Tuesday, December 27, 2022 at 12:00 P.M. (Noon)

I. CALL PUBLIC HEARING TO ORDER

The meeting was called to order by Kylan Douglas at 12:02pm

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

III. BOARD OF ADJUSTMENT - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

VAR-2022-12-00119 Variance request by Erma Frazier (owner and applicant) to waive UDC #14-5364 Article 6.3.2 (M) Street facing entrance required, located at 106 West Newman Street; Zoned RS-3.

Public Hearing:

For: Stacy Hampton, representative for owner. Erma Frazier, owner, Beth LaFarge (Center of Hope, volunteers working to build home)

Against: NONE

In Attendance: Councilman Devon Wells, Tracy Washington Wells

Discussion: Stacy Hampton, project manager for Center of Hope, presented the application. They are working on long-term recovery projects after Hurricane Ida. Beth LaFarge explained how Erma Frazier's house was split by trees during Hurricane Ida. Frazier, property owner, is currently living in a FEMA trailer on her daughter's property after her home was destroyed. The volunteers will begin building the new home in January once everything is approved. They want to position the door to face into the carport, so the variance is needed since it will face the side instead of the street. Tracy Washington Wells asked if this was going to be for a home or a mobile home. Beth LaFarge stated this will be a home on a slab. Councilman Wells stated that he should be notified for anything in District 3 before the meeting. He spoke in favor of the variance request. The commission discussed the house dimensions and confirmed from the floor plans that it is on a slab and will need the side instead of front entrance. Stacy Hampton explained the floor plan with the bedroom facing the street and how the entrance will be directly under the carport.

Motion By: Ron Matthews to approve the variance

Seconded By: Trey St. Romain

Vote:

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

Against: NONE

Motion Approved

IV. PLANNING COMMISSION - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS: NONE

V. ZONING COMMISSION - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS: NONE

Motion to Adjourn: Kylan Douglas at 12:14pm. No opposition.

Certification of Secretary



I, Lacy Landrum, Recording Secretary of
The Hammond Planning & Zoning Commission,
and Board of Adjustments

do hereby certify that the above and foregoing
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regular meeting of the Hammond Planning & Zoning Commission
and Board of Adjustments held on December 27, 2022