



**MINUTES - CITY OF HAMMOND
PLANNING & ZONING COMMISSION AND
BOARD OF ADJUSTMENTS MEETING
312 EAST CHARLES ST
AGENDA - Thursday, October 12, 2023 at 5:00 PM**

Work Session: Thursday, October 5, 2023 NOON in City Council Chambers

I. CALL PUBLIC HEARING TO ORDER

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

III. APPROVAL OF MINUTES: September 14, 2023

Motion By: Trey St. Romain to approved minutes dated September 14, 2023

Seconded By: Monica Perez

Vote:

For: Kylan Douglas, Monica Perez, Trey St. Romain, Trey Tyser

Against: None

Absent: Ron Matthews

Motion Approved

IV. ZONING COMMISSION - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

Z-2023-03-00120 Expanded Conditional Use request by Gloria Boyd to allow for a mobile home located at 707 Washing Dr., Lot 10 Blk 5 Lincoln Park Sub., Zoned RS-3. (District 4)

Public Hearing:

For: Gloria Boyd and her niece, Jessica Anderson

Against: None

Discussion: Ms. Boyd's current mobile home is unlivable. Request to put another mobile home on the property through the Restore Louisiana program. Commissioners reminded applicant that the damaged mobile home must be removed before the new mobile home can be placed on the property.

Motion By: Trey St. Romain to recommend approval of the request by Gloria Boyd (owner and applicant) to allow for a mobile home located at 707 Washington Dr. (District 4); Zoned RS-3.

Seconded By: Monica Perez

Vote:

For: Kylan Douglas, Monica Perez, Trey St. Romain, Trey Tyser

Against: None

Absent: Ron Matthews

Motion Approved

Z-2023-09-00125 Expanded Conditional Use request by Wende Powell and Kerri Vinyard for the location of 79 Whitmar Dr., Zoned RS-11, to allow the use of Group Living. (District 5)

Public Hearing:

For: Kerri Vinyard, Ken Howe

Against: Kerry Raines, William Dykes, Schellia Robertson, Shirley Bisciglia, Debra Swenson, Jan Lobue, Heather Dykes, Rachel Gill, Dorothy Bisciglia

Discussion: Kerri Vinyard (H2O Ministries/nonprofit 501c3 and tenant). Presented description of group living as an extension of the foster case program. Residents must be in school or working. The girls didn't cause problems at the current location of 107 Florence – they just need family. Staff have to go through state training. Ken Howe (H2O board member) – not enough room at 107 Florence to add residents; also can't renovate to expand. We don't want these girls becoming homeless at age 18 when they age out of foster care. They have been abandoned by their parents and have been vetted to participate in this program. Better to be located in town rather than in the country to go to school and work.

Kerry Raines (78 Whitmar) – worried that this opens Pandora's box for additional group homes. Want it to remain residential neighborhood. What happens if this group home doesn't work out? William Dykes (Whitmar HOA) – HOA building restrictions prevent a business from moving in. Worried that this allows for more group homes with different purposes; against all group homes in the neighborhood.

Schellia Robertson (75 Whitmar) – worried that this will not be safe for her children and grandchildren and that the curfew seems too late. Also worried about qualifications of staff.

Shirley Bisciglia (1 Amar) – worried that girls have to move schools to be part of this program.

Debra Swenson (Woodbridge HOA) – worried about quality of staffing. Also worried that this goes against the HOA restrictions. City should look at HOA restrictions. Not personal against these girls.

Jan Lobue (51 Whitmar) – knows that the apartments already cause problems in Whitmar. Don't need a group home. Just want a quiet, safe neighborhood.

Heather Dykes – our problem isn't with this group home's purpose. It's with forcing a group home into this subdivision against the HOA restrictions. Wish they would go to a rural area.

Rachel Gill (3 Edwards) – moved into this neighborhood because of the restrictions. Other appropriate places to have a group home. Worried about sewer since more people living in the house.

Dorothy Bisciglia (70 Whitmar) – this isn't personal. Just don't think there should be a business in the neighborhood.

Show of hands looked like eighteen (18) people were against the ECU and ten (10) people were for the ECU.

Motion By: Kylan Douglas to table case so that the commissioners could receive additional information.

Seconded By: Monica Perez

Vote:

For: Kylan Douglas, Monica Perez, Trey St. Romain, Trey Tycer

Against: None

Absent: Ron Matthews

Motion Approved

V. PLANNING COMMISSION - Public Hearing

OLD BUSINESS: NONE

NEW BUSINESS:

SUB-2023-09-00213 Minor Subdivision request by E C Malone Company, LLC to combine Lots 7 and 8 of Westin Oaks Sub., in accordance with the preliminary survey by Max J. Bodin, dated 09/19/2023, Zoned C-H. (District 4)

Public Hearing:

For: None

Against: None

Discussion: The branch manager of Sunshine Quality Solutions was in the audience wanted further information on the project. She was neither for nor against.

Motion By: Trey St. Romain

Seconded By: Kylan Douglas

Vote:

For: Kylan Douglas, Monica Perez, Trey St. Romain, Trey Tycer

Against: None

Absent: Ron Matthews

Motion Approved

SUB-2023-09-00214 Minor Subdivision request by Edson Group Limited to subdivide Lot 3 of The Edson Subdivision into Lots 3-A, 3-B, & 3-C, in accordance with the preliminary survey by Andrew Faller Surveying, LLC, dated 09/01/2023, Zoned I-L. (District 1)

Public Hearing:

For: Frank Cali, behalf of Edson Group Limited

Against: None

Discussion: Explains they want to take 2.7 acres and divide them into 3 separate lots.

Motion By: Monica Perez to approve request by Edson Group Limited

Seconded By: Trey St. Romain

Vote:

For: Kylan Douglas, Monica Perez, Trey St. Romain, Trey Tycer

Against: None

Absent: Ron Matthews

Motion Approved

SP-2023-09-01141 Site Plan Review request by Bauerle Rd Land, LLC to approve a site plan by McLin Taylor, Inc., dated 09/06/2023, Lot C-1, Office at the Waters, Zoned MX-N. (District 3)

Public Hearing:
For: Beezie Landry
Against: None

Discussion: Mr. Landry asks for approval of site plan for 4 buildings in front of The Waters apartment complex. Meets requirements for site plan approval.

Motion By: Trey St. Romain to approve request by Bauerle Rd Land, LLC
Seconded By: Trey Tycer
Vote:
For: Kylan Douglas, Monica Perez, Trey St. Romain, Trey Tycer
Against: None
Absent: Ron Matthews
Motion Approved

VI. BOARD OF ADJUSTMENTS - Public Hearing
OLD BUSINESS:

TA-2023-04-00029 Text Amendment to UDC Ord#14-5364 to amend the Hammond Unified Development Code regarding multi-family developments.

Public Hearing:
For: None
Against: None

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

Motion By: Trey St. Romain to table for further discussion
Seconded By: Kylan Douglas
Vote:
For: Kylan Douglas, Monica Perez, Trey St. Romain, Trey Tycer
Against: None
Absent: Ron Matthews
Motion Approved

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

Public Hearing:
For: None
Against: None

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

Motion By: Kylan Douglas to table for further discussion
Seconded By: Trey St. Romain
Vote:
For: Kylan Douglas, Ron Matthews, Trey St. Romain, Trey Tycer
Against: None
Absent: Monica Perez
Motion Approved

New Business:
VAR-2023-09-00127 Variance request by Tierra Mitchell for the location of 1307A S. Mooney Ave, Zoned RS-11.A, for the following waiver of UDC #14-5364: Article 3.1.4 (D) Manufacturing requirements. (District 3)

Public Hearing:
For: Patrick Mitchell, representing daughter Tierra
Against: None

Discussion: Mr. Mitchell states his daughter wants to purchase a mobile home and move it onto his property as a permanent resident. Says it is going to a location that has been a small mobile home park for over 20 years. Photos show the mobile home is in good condition given it was constructed in 2002.

Motion By: Trey St. Romain to approve request by Tierra Mitchell

Seconded By: Monica Perez

Vote:

For: Kylan Douglas, Monica Perez, Trey St. Romain, Trey Tycer

Against: None

Absent: Ron Matthews

Motion Approved

VAR-2023-09-00128 Variance request by Bauerle Rd Land, LLC for the location of Lot C-1, Offices at the Waters, Zoned MX-N, for the following waiver of UDC #14-5364: Article 6.3.3 (S) Street facing entrance required. (District 3)

Public Hearing:

For: Beezie Landry

Against: None

Discussion: Mr. Landry explains this variance is for entrances to the building facing the parking lot instead of facing the public street. Says all 4 sides of buildings will be visible.

Motion By: Monica Perez to approve variance request by Bauerle Rd Land, LLC

Seconded By: Trey St. Romain

Vote:

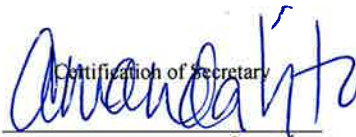
For: Kylan Douglas, Monica Perez, Trey St. Romain, Trey Tycer

Against: None

Absent: Ron Matthews

Motion Approved

Motion to Adjourn: Kylan Douglas at 6:06 pm. No opposition.



I, Amanda Vito, Recording Secretary of
The Hammond Planning & Zoning Commission,
and Board of Adjustments

do hereby certify that the above and foregoing
is true and correct recitation of the business transacted at the
regular meeting of the Hammond Planning & Zoning Commission
and Board of Adjustments held on October 12, 2023