

CITY OF HAMMOND

Minutes

The regular monthly meeting and public hearing of the Planning Commission, Zoning Commission, and Board of Adjustments was held on Thursday, September 11, 2025, in the City Council Chambers at 312 East Charles Street. Quorum was reached by Chairman Kylan Douglas, Ron Matthews, Monica Perez, and Trey Tycer at 4:59pm. The meeting adjourned at 6:05pm. The minutes of the August 14, 2025 Public Hearing were approved.

Cases

2025-08-38-SUB A request by Chad Stevens for a Major Subdivision at 610 Hewitt Road, located in **District 3**.

Opposition from the public and Councilman Devon Wells due to traffic concerns, too many homes being built, not following the City Planners recommendation, and crime concerns.

Motion to deny item by Ron Matthews, seconded by Monica Perez. Four for, none against; motion passed.

2025-07-34-ROW A request by Becky Wells to change Magazine Street to Henry Jackson Sr. Avenue, located in **District 1**.

This request had opposition from some of the residents of Magazine Street. Per the Commission, more clarity is needed.

Motion to table item by Kylan Douglas, seconded by Monica Perez. Four for, none against; motion passed.

2025-07-37-Z A request by Chad Havell to Rezone 610 West Morris Avenue from RM-2 to MX-N, to make his existing building into an office building, located in **District 2**.

Motion to approve item by Monica Perez, seconded by Ron Matthews. Four for, none against; motion passed.

Ordinance to amend the UDC regarding specific uses and definitions

Motion to approve item by Kylan Douglas, seconded by Trey Tycer. Four for, none against; motion passed.

Clarity was given on recommendation for Billboard ordinance change: All current billboards to come into compliance, and no more billboards. Item now being sent to City Council for vote.

A revote was held on items from August 14, 2025 due to term limits that had expired:

2025-06-26-ROW A request by Mark Nettles for a Revocation of a city right-of-way for 703 South Cypress Street which is located to the East side of South Cypress between addresses 623 and 703 in **District 2, also in the Iowa Overlay District**.

Motion to approve item by Trey Tycer, seconded by Ron Matthews. Four for, none against; motion passed.

2025-06-25-VAR A request by Joshua Fouquet for a Variance at 605 East Church Street requesting more than 25% lot

size reduction to build a LA Restore home, located in **District 1**.

Motion to approve item by Ron Matthews, seconded by Trey Tycker Four for, none against; motion passed.

2025-07-29 VAR A request by Lesha Barze for Expanded Conditional Use at 306 Mississippi Street to allow a mobile home in RS-3 zoning in **District 3**.

Motion to approve item by Monica Perez, seconded by Kylan Douglas. Three for, one against; motion passed.

2025-07-30-VAR A request by Lesha Barze for a front facing Variance at 306 Mississippi Street to face mobile to the left/right side of the property line in **District 3**.

Motion to remove item by Kylan Douglas, seconded by Monica Perez. Four for, none against; motion passed.

2025-07-35-VAR A request by Russell DePaula for a Variance for 120 Southwest Railroad Avenue reducing the required lot size of 6,500 square feet to 5,422.5 and 5,446.25 square feet in **District 2**.

Motion to approve item by Trey Tycker, seconded by Ron Matthews. Four for, none against; motion passed.

2025-07-32-VAR A request by Russell DePaula for a Variance for 120 Southwest Railroad Avenue adjusting the lot width of the property from the required 65' to 43.38' and 43.57' in **District 2**.

Motion to approve item by Trey Tycker, seconded by Monica Perez. Four for, none against; motion passed.

2025-07-31-SUB A request by Russell DePaula for a Minor Subdivision at 120 Southwest Railroad Avenue in **District 2**.

Motion to approve item by Monica Perez, seconded by Kylan Douglas. Four for, none against; motion passed.

2025-06-27-SP A request by Thomas Allen for a Major Site Plan at 510 Westin Oaks Drive, located in **District 4**.

Motion to approve item by Ron Matthews, seconded by Monica Perez. Four for, none against; motion passed.

2025-06-22-Z A request by Sherri Brown Jackson to Rezone 806 Mooney Avenue from RS-3 to RM-2 in **District 3**, for a new construction of a duplex.

Motion to approve item by Ron Matthews, seconded by Monica Perez. Four for, none against; motion passed.

Ordinance to amend the UDC regarding deadlines for Appeals.

Motion to approve item by Monica Perez, seconded by Ron Matthews. Four for, none against; motion passed.

Ordinance to amend the UDC regarding Definitions.

Motion to approve item by Monica Perez, seconded by Ron Matthews. Four for, none against; motion passed.