

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, December 13, 2025, in the City Council Chambers at 312 East Charles Street. Quorum was reached by Chairman Kylan Douglas, Ron Matthews, Monica Perez, Trey Tycer, and Judah Richardson at 5:00pm. The meeting adjourned at 6:04pm. The minutes of the November 13, 2025 Public Hearing were approved.

Cases

2025-10-53-ROW A request by Sergio Mesa for a Revocation of a City Right-of-Way, East of 711 East Morris Avenue, to be zoned RM-2, located in **District 1**.

Motion to move item to the end of meeting by Kylan Douglas, seconded by Trey Tycer. Five for; none against, motion passed.

2025-11-54-ROW A request by Joe Lombardo for two Revocations of City Right-of-Ways, West of 800 South Oak Street, Block 8 and 9 of the Barber Addition, to be zoned C-N, located in **District 2**.

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

2025-11-59-VAR A request by Mark Nettles for a Variance for 701 and 703 South Cypress Street to allow for 57.68' of frontage on the South lot, instead of the required 60 foot, located in **District 2, also in the Iowa Overlay**.

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

2025-11-58-Z A request by Joe Lombardo to Rezone 800, 801, 803, 807, and 809 South Oak Street from RS-3 and RM-2 to C-N to match the East side of 800 South Oak, for an expansion of a Behavioral Health Center, located in **District 2**.

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

2025-09-43-Z A request by Vince Roubique to Rezone 206 Tower Drive from I-L, to C-H, located in **District 1**.

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

2025-10-52-Z A request by David Bradley to Rezone 1106 South Holly Street from RM-2 to MX-N, located in **District 2, also in the Iowa Overlay**.

Public comment from residents in opposition, but also in support of the applicant and the business he currently operates.

Councilwoman Gonzales spoke and explained she would have a meeting with the City Attorney to clarify some details regarding the request.

Motion to table item by Kylan Douglas, seconded by Ron Matthews. Five for; none against, motion passed.

2025-10-51-SUB A request by Chad Stevens for a Major Subdivision at 610 Hewitt Road, located in **District 3**.

Motion to approve item by Ron Matthews, seconded by Judah Richardson. Five for; none against, motion passed.

2025-08-41-VAR A request by Beverly Brumfield Maryland for Expanded Conditional Use at 609-1/2 Holton Hill Lane to allow a mobile home in RS-3 zoning, located in **District 1**.

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

2025-10-53-ROW A request by Sergio Mesa for a Revocation of a City Right-of-Way, East of 711 East Morris Avenue, to be zoned RM-2, located in **District 1**.

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

Amendment to the Unified Development Code (UDC) regarding General Definitions.

Motion to approve item by Judah Richardson, seconded by Trey Tycer. Five for; none against, motion passed.

