

The meeting of the Plan Commission of the City of Hammond, Indiana was held on Tuesday, June 25, 2024, in the Council Chamber, 2<sup>nd</sup> Floor, 5925 Calumet Avenue, Hammond, IN 46320, and via [www.Zoom.us](http://www.Zoom.us), at 6:00 p.m.

Vice President Hutton called the meeting to order at 6:00 p.m. Vice President Hutton led the Pledge of Allegiance. Vice President Hutton called for the roll call.

**PRESENT**

Roger Brock (IP)  
Ronald Sims (IP)  
William Hutton (IP)  
Thomas Kazmierczak (IP)  
Dan Spitale (IP)  
Thomas Dabertin (IP)  
Marcus Taylor (Z)

**ABSENT**

Dean Button  
Michael Dye

**ALSO PRESENT**

Brian L. Poland, AICP  
Director of City Planning

Tom Novak  
Asst. City Planner

Shannon Morris-Smith  
Secretary

Dave Westland  
Plan Commission Attorney

**PRESENT – 7**

**ABSENT – 2**

**QUORUM**

**APPROVAL OF MINUTES**

Vice President Hutton called for a motion to approve the minutes of the May 20, 2024 meeting. Mr. Dabertin so moved, seconded by Mr. Spitale. Roll call vote. Roger Brock/yes, Ronald Sims/yes, Thomas Kazmierczak/yes, Thomas Dabertin/yes, Marcus Taylor/yes, William Hutton/yes. Seven “Ayes”, Zero “Nays”, Two “Absent”, and Zero “Abstentions”. Motion passed.

**OLD BUSINESS**

There was none.

**NEW BUSINESS**

CP-24-06

Petition of Swanel, Inc. and Highland Street LLC for a 2 Lot Subdivision Known as Lil’s Addition to the City of Hammond in an I-1 Industrial District Located at 712 Highland Street and 6044 Erie Avenue within the City of Hammond

Vice President Hutton asked if the notification requirements had been met. Ms. Morris-Smith stated “Yes”.

Zach O’Bringer and Chris Moore, Nies Engineering, 2421 173<sup>rd</sup> Street, Hammond, IN 46323, and Edward Roviario, President, Swanel, Inc., and Highland Street LLC, 6044 Erie Avenue, Hammond, IN 46320, represented the petitioner. Mr. O’Bringer stated Lil’s Addition was a 2 lot subdivision that would memorialize a transfer of land that occurred

in March of 2024 between Swanel, Inc. and Highland Street LLC. This parcel before the commission was labeled as "A2" on the plat.

Vice President Hutton asked if there were any questions from the Commissioners. There were none.

Mr. Poland stated the Lil's Addition was incorporating one (1) lot from a previous plan commission meeting. There was a change in the lot that added a NIPSCO easement and an access easement. Mr. Poland asked if any of those easements were changing with this plat. Mr. Moore stated "No".

Mr. Poland asked if there was still a potential change to the way trucks would leave the property and if they would use the access easement that was put on the plat. Mr. Moore stated currently the easement that goes across the back side of the existing Swanel property that would allow vehicles to exit out onto Erie Avenue. If this does not work a driveway that would go around the back of Swanel would be constructed. Mr. Poland if the current access easement was a portion of the easement that was placed onto the plat. Mr. Moore stated "Yes".

Vice President Hutton opened up the public hearing.

**Dennis Taylor, 716 Highland Street, Hammond, IN 46320**

- How will the drainage on the alley be affected. This has been an ongoing problem that hasn't been addressed. A 6 x 25 ft pool of water always exist unless its not raining.
- Water does not drain to the street
- Will there still be a Berm
- Where will the parking go. No parking during school days and hours.
- A French Drain was placed behind 720 Highland Street. All of the water from Swanel and the switching station drains into the back of 720 Highland Street and creates a pool of water.
- Where will Swanel parking go.

Vice President Hutton closed the public hearing.

Mr. Poland stated that majority of the questions that were presented were site plan and development questions. These were separate questions from the subdivision plat, but an attempt would be made to answer some of the technical questions.

The proposed development has been reviewed for several months. Permits have been submitted and approved, but not yet picked up. The Berm was on the current plans as agreed to from the BZA. The Berm should help with the drainage.

Mr. Poland further stated the parking lot for the employees and customers would be adjacent to the bike trail away from the houses. The drainage questions were differed to Mr. Moore.

Mr. Moore stated the exiting drainage that flows east to Calumet Avenue. The pipes were sized appropriately. The proposed drainage would put storm sewer detentions. There would be two (2) detention ponds. One would be placed on the northwest corner and one would be on the east side of the property. Mr. Moore further stated that all of the roof drains would drain into the detention basin and slowly drain out into the catch basin on Highland Street. After the pond, there would be the Berm. There would not be any water from the subject property that would flow into the alley.

Mr. Roviario stated there would be a summer shift from 6 a.m.- 3 p.m., and in the winter a shift from 7 a.m. – 4 p.m. A second or night shift was not foreseen in the future. Mr. Poland asked if the parking on the Erie Avenue address. Mr. Roviario stated parking was adjacent to the fire station and approximately fifteen (15) cars near the old Carpenter's Hall. There was a discussion on the timing of the shift ending and the school closing time.

Vice President Hutton asked if there were any additional questions from the Commissioners. There were none.

Mr. Poland summarized the staff report, but it is presented below in its entirety.

#### **BACKGROUND**

The petitioners Swanel Inc. and Highland Street LLC are requesting a two-lot subdivision for property located at 712 Highland Street and 6044 Erie Avenue. The purpose of the subdivision is to complete the platting for the Swanel development that was begun with the Central Fire Addition. It also memorializes the subdivision of a triangular-shaped piece that was taken from the original parcel of Proposed Lot 2, Lil's Addition and added to Proposed Lot 1.

Proposed lot 1 (712 Highland Street) is 2.46 acres. Proposed lot 2 (6044 Erie Avenue) is 1.54 acres. Proposed Lot 2 has the same boundaries of Lot 2 of Central Fire Addition. Both proposed lots are zoned I-1 Light Industrial.

The access easement on Proposed Lot 2 is the same as was on Lot 2 of Central Fire Addition. It is serving the loading dock on the new building at 712 Highland Street.

#### **STAFF RECOMMENDATION**

The subdivision plat has been sent out for agency review. Not all responses have been received. Final NIPSCO comments have not been received regarding the utility easement in the vacated alley on the easterly side. No other objections were given.

The staff's opinion is that the plat meets the requirements set forth in the Subdivision Control Ordinance and recommends for preliminary and final approval of the subdivision plat, subject to technical corrections and resolution of any changes to the access easement.

If the Plan Commission agrees with the staff report, it is requested that the staff report is adopted as findings of fact.

The presentation was concluded.

Vice President Hutton asked if there were any questions from the Commissioners. There were none.

Vice President Hutton called for a motion to approve the preliminary and final subdivision plat subject to the technical corrections and resolution of any changes to the access easement. Mr. Kazmierczak so moved, seconded by Mr. Spitale. Roll call vote. Roger Brock/yes, Ronald Sims/yes, Thomas Kazmierczak/yes, Thomas Dabertin/yes, Marcus Taylor/yes, William Hutton/yes. Seven "Ayes", Zero "Nays", Two "Absent", and Zero "Abstentions". Motion passed.

Vice President Hutton called for a motion that the Plan Commission adopt the staff report as findings of fact. Mr. Dye so moved, seconded by Mr. Spitale. Roll call vote. Roger Brock/yes, Ronald Sims/yes, Thomas Kazmierczak/yes, Thomas Dabertin/yes, Marcus Taylor/yes, William Hutton/yes. Seven "Ayes", Zero "Nays", Two "Absent", and Zero "Abstentions". Motion passed.

#### **CORRESPONDENCE**

There was none.

#### **COMMISSIONER'S COMMENTS**

Vice President Hutton welcomed Mr. Dabertin and Mr. Sims to the Plan Commission.

#### **STAFF COMMENTS**

Mr. Poland thanked the Commissioners for adjusting their schedules for the Plan Commission meeting.

#### **PUBLIC COMMENTS**

There were none.

#### **ADJOURNMENT**

Vice President Hutton called for a motion to adjourn, Mr. Spitale so moved, seconded by Mr. Dabertin. The meeting adjourned at 6:24 p.m. "Ayes" all. Motion carried.

**PREPARED BY**

Shannon Morris-Smith  
Shannon Morris-Smith,  
Secretary to Plan Commission

**APPROVED BY THE PLAN COMMISSION**

Dean Button  
Dean Button, President

Date Approved: 8-19-24