

The meeting of the Plan Commission of the City of Hammond, Indiana was held on Monday, October 21, 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.

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

PRESENT	ABSENT	ALSO PRESENT
Roger Brock (IP)		Tom Novak
Michael Dye (Z)		Asst. City Planner
Ronald Sims (IP)		
William Hutton (IP)		Shannon Morris-Smith
Thomas Kazmierczak (IP)		Secretary
Dan Spitale (IP)		
Thomas Dabertin 6:01 (IP)		Dave Westland
Marcus Taylor (IP)		Plan Commission Attorney
Dean Button (IP)		

PRESENT – 9	ABSENT – 0	QUORUM
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#### **APPROVAL OF MINUTES**

President Button called for a motion to approve the minutes of the August 19, 2024 meeting. Mr. Taylor so moved, seconded by Mr. Kazmierczak. Roll call vote. Roger Brock/yes, Michael Dye/yes, Ronald Sims/yes, William Hutton/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Thomas Dabertin/yes, Marcus Taylor/yes, Dean Button/yes. Nine “Ayes”, Zero “Nays”, Zero “Absent”, and Zero “Abstentions”. Motion passed.

President Button called for a motion to approve the minutes for the September 16, 2024 meeting. Mr. Spitale so moved, seconded by Mr. Hutton. Roll call vote. Roger Brock/yes, Michael Dye/yes, Ronald Sims/yes, William Hutton/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Thomas Dabertin/yes, Marcus Taylor/yes, Dean Button/yes. Nine “Ayes”, Zero “Nays”, Zero “Absent”, and Zero “Abstentions”. Motion passed.

#### **OLD BUSINESS**

There was none.

#### **NEW BUSINESS**

CP-24-10

Petition of Amerco Real Estate Company for Approval of a 1 Lot Subdivision Known as U-Haul Calumet Avenue Addition to the City of Hammond Located at 6303 Calumet Avenue which is Zoned C-4 General Commercial District within the City of Hammond

President Button asked the secretary if the notification requirements had been met. Ms. Morris-Smith stated "Yes".

Ray Powell, U-Haul, 17324 Brookwood Drive, Lowell, IN 46356, represented the petitioner. The petitioner requested approval of a 1 lot subdivision and to dedicate an additional right-of-way. The subdivision and right-of-way would be used to construct a climate controlled self-storage facility. There was discussion on the location of the proposed driveway/curb cut. Adjustments were made to widen the alley to allow two-way traffic. The alley dedication area had some changes to the width. Mr. Powell further stated that a 5'X5' portion of the property at the SE corner at Kenwood and Calumet corner was designated to construct a sidewalk.

President Button asked if there were any questions from the Commissioners. Mr. Dye asked if the existing U-Haul location would close. Mr. Powell stated there were not any plan to close the facility. Mr. Dye asked if the new location would have propane gas service. Mr. Powell stated that had not been determined.

Mr. Button stated he appreciated the cooperative working relationship with U-Haul and the Engineering Department to resolve INDOT's concern regarding the right-of-way and the dedication of the right-of-way at Kenwood Street for the sidewalk.

Mr. Novak clarified that the dedication was located at the northwest corner of the parcel. The intersection was at the southeast corner of the intersection.

President Button asked if there were any additional questions for the petitioner. There were none.

President Button opened up the public hearing. There was none.

President Button closed the public hearing.

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

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

## **BACKGROUND**

The petitioner is seeking to create a 1 lot subdivision and dedicate additional right-of-way.

This is part of the project in which U-Haul intends to construct a climate controlled self-storage facility and moving vehicle rental operation. U-Haul has received the approvals from the Board of Zoning Appeals.

In discussions with INDOT, the petitioner was required to revise the site plan to provide for only one curb cut on Calumet Avenue. The existing E-W alley and the originally proposed location of the driveway/curb cut were too close together. The solution was to widen the alley to allow for two-way traffic, which will act as the entrance to the U-Haul facility as well as serving alley traffic. The alley dedication area is variable widths to transition to the existing alley, incorporate an existing utility pole in the ROW, and to have a wide enough drive connection to accommodate angle of the ingress-egress traffic as it comes through the site.

In addition, a 5'x5' M/L triangle dedication at the SE corner of Kenwood Street and Calumet Avenue is added to the plat. This is intended to provide for enough space to install appropriately designed sidewalks at the intersection.

The property is zoned C-4 and is 2.80 acres, more or less. No new utility easements are created.

The petitioner made changes to the size and dimensions of the subdivision plat upon discovery of errors in the survey.

#### **STAFF RECOMMENDATION**

The subdivision plat was sent out for agency review. No objections were received.

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 any technical corrections.

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

The presentation was concluded.

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

President Button called for a motion that the Plan Commission approve the subdivision plat for preliminary and final approval subject to any technical corrections. Mr. Dye so moved, seconded by Mr. Taylor. Roll call vote. Roger Brock/yes, Michael Dye/yes, Ronald Sims/yes, William Hutton/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Thomas Dabertin/yes, Marcus Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

President Button called for a motion that the Plan Commission adopt the staff report as findings of fact. Mr. Kazmierczak so moved, seconded by Mr. Brock. Roll call vote. Roger Brock/yes, Michael Dye/yes, Ronald Sims/yes, William Hutton/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Thomas Dabertin/yes, Marcus Taylor/yes, Dean

Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

**CORRESPONDENCE**

There was none.

**COMMISSIONER'S COMMENTS**

There were none.

**STAFF COMMENTS**

Mr. Novak asked the Commissioners to keep November 18<sup>th</sup> open for a Plan Commission meeting.

**PUBLIC COMMENTS**

There were none.

**ADJOURNMENT**

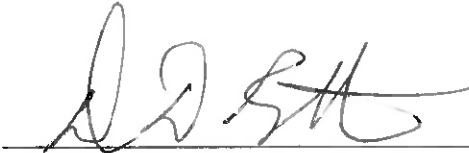
President Button called for a motion to adjourn, Mr. Dabertin so moved, seconded by Mr. Kazmierczak. The meeting adjourned at 6:12 p.m. "Ayes" all. Motion carried.

**PREPARED BY**



Shannon Morris-Smith,  
Secretary to Plan Commission

**APPROVED BY THE PLAN COMMISSION**



Dean Button, President

Date Approved: 12-16-24