The meeting of the Plan Commission of the City of Hammond, Indiana was held on Tuesday, February 18, 2025, in the Council Chamber, 2nd Floor, 5925 Calumet Avenue, Hammond, IN 46320, and via 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)		Brian L. Poland, AICP Director of City Planner
Dean Button (IP)		
Thomas Dabertin (Z)		
Michael Dye (IP)		Tom Novak Asst. City Planner
William Hutton (IP)		
Thomas Kazmierczak (IP)		
Ronald Sims (IP)		Shannon Morris-Smith Recording Secretary
Daniel Spitale (IP)		
Marcus Taylor (IP)		
		Dave Westland Plan Commission Attorney
PRESENT – 9	ABSENT – 0	QUORUM

Election of Officers for 2025

President Button asked for a nomination for President. Mr. Dye motioned to nominate Dean Button for President, seconded by Mr. Hutton. There were no other nominations. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, William Hutton/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

President Button asked for a nomination for Vice-President. Mr. Dye nominated Mr. Hutton for Vice-President, seconded by Mr. Taylor. There were no other nominations. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, William Hutton/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

President Button asked for a nomination for appointment to the BZA. Mr. Dye nominated Mr. Hutton, seconded by Mr. Spitale. There were no other nominations. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, William Hutton/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

APPROVAL OF MINUTES

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

President called for a motion to approve the minutes of the December 16, 2024 meeting. Mr. Dye so moved, seconded by Mr. Taylor. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, William Hutton/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/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-25-01 Petition of City of Hammond Department of Redevelopment to Reclassify Property at 5911 Noble Avenue from S-1 Open Space and Recreational Facilities District to R-4 High Density Residential District and 5931 – 5951 [odd numbers] Noble Avenue from S-1 Open Space and Recreational Facilities District to R-2 One and Two-Family Residential District and 5955-5971 Noble Avenue [odd numbers] and 5928-5968 Noble Avenue [even numbers] and 5919-5963 Ray Avenue [odd numbers] from S-1 Open Space and Recreational Facilities District and R-1U Urban Single Family Residential District to R-1U Urban Single Family Residential District and 1339 Highland Street from S-1 Open Space and Recreational Facilities District and R-1U Urban Single Family Residential District to S-1 Open Space and Recreational Facilities District in Order to Develop A Residential Neighborhood with Single Family, Duplexes and Multifamily Residential Uses Within the City of Hammond, Lake County, Indiana

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

President Button asked the Commissioners if there were any objections to Mr. Poland acting as the petitioner and the reviewer. There were none.

Brian L. Poland, Director of City Planning, 5925 Calumet Avenue Room G-17, Hammond, IN 46320, represented the petitioner. The current address of the subject property was 1301 Highland Street and was commonly known as Memorial Park. The zoning was S-1 Open Space and Recreational Facilities District The subdivision was approved in a previous case. The petition was to rezone the property into constituent

parts. The writing of the associated ordinance was done to avoid having four separate ordinances. The referenced addresses were the addresses from the subdivision plat for all of the lots that have been officially created and shown in the Lake County GIS system.

Lot 1 was designated for the senior facility. The current zoning was S-1 and the proposed zoning was R-4 High Density Residential. Lots 2-9 were currently zoned S-1 and the proposed zoning was R-2 One and Two Family Residential District. The proposal would be for four duplexes on the eight lots. The common wall of the duplex would be on the common property line between the two lots. Lots 10-37 were designated for single family lots. The proposal was to rezone from S-1 to R-1U. The fourth area was 1339 Highland Street. This was one of four open space areas. Three of the open space areas were detention basins. One of the open space areas would be a passive recreational facility area. The subject lot was located at the southeastern portion of the property and was a split zoning. A portion of the lot was R-1U and the majority was S-1. The rezoning would create a single zoning classification. Mr. Poland reviewed the graphic that represented by color where the rezoning would occur. The R-4, R-2, R-1U, and S-1 would be the final zoning on the lot layout.

President Button asked if there were any questions from the Commissioners. Mr. Hutton asked what the was the zoning on the property to the east of 1339 Highland Street. Mr. Poland stated I-2 Manufacturing District.

Mr. Spitale asked how many units would be in the senior living facility. Mr. Poland stated approximately 100 units.

President Button opened up the public hearing.

Quincy Canady, 6116 Noble Avenue, Hammond, IN 46320
-He was not against the development
-Would a small space remain a park/open space
-traffic flow/wider streets in development

President Button closed the public hearing.

Mr. Poland stated there were four out lots in the subdivision plat. Three were designated as detention basins. The outlot by the senior living building was proposed to be a passive recreational area.

The streets were proposed to be extensions of Ray and Noble Avenue. The ROW width would be 50', and were wider than the standard street width. The streets would be wider than the currently in the Pullman Standard District.

President Button 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 petitioner, the Department of Redevelopment, is the owner of property currently known as Memorial Park with an address of 1301 Highland Street. The City has been working with developers to create a new residential neighborhood that will contain a mix of single family homes, duplexes, and a high density residential building that will provide housing for senior residents. The neighborhood will also create 4 outlots where 3 are designed as detention areas that serve the area. The detention areas have capacity to handle the increased run-off from the development. The 4th outlot will be available as open space and passive recreation.

The City seeks to provide new residential opportunities in the older parts of Hammond. The new neighborhood is designed to provide a variety of housing types (single family and duplexes) as well as a new senior housing development. The City is working with a developer for the senior facility and duplexes. The single family housing will be made available to the public. The development will be governed by covenants to provide for some minimum standards. Parcel 1 (one lot) is designated for the senior building which will require rezoning to R-4. Parcel 2 (8 lots) is designated for 4 duplexes where the duplex building will be located on two lots and the common building wall is located on the common property line. Parcel 3 (28 lots) is designated for single family homes on an average of 50' wide lots. Parcel 4 (Outlot A) is a detention basin with a split zoning that is being corrected to the S-1 class. The other 3 outlots are currently and correctly zoned S-1 and are not a part of this rezoning request.

Subject property and adjacent properties, present use and zoning classification
The subject property is currently zoned S-1 Open Space and Recreational Facilities District. To the north is also S-1 Open Space and Recreational Facilities District containing a part of the Norfolk Southern tracks and a cell tower. To the east is property zoned I-2 Manufacturing but is undeveloped. To the south is a part of the Pullman-Standard neighborhood and is zoned R-1U Urban Single Family Residential District. To the west is a part of the Pullman-Standard neighborhood containing some duplexes and is zoned R-2 One and Two Family Residential District.

ANALYSIS
State statue identifies five criteria to be addressed when considering a zoning petition.
1) Comprehensive Plan
The subject property is located in Planning District III Central Hammond Planning District. The City of Hammond's 1992 Comprehensive Land Use Plan recommends the subject property to be recreational. This is reflective of the past use of the property. The City of Hammond is seeking to change the use of the property to provide for new residential opportunities in the central and east part of Hammond.

2) Current conditions and character

The subject property has been underutilized is recent years. It is generally in fair to good condition.

3) Most desirable use for the property
The City of Hammond has rare opportunities for creating new residential areas. Changing the subject property will provide for those new opportunities. The mix of single family and duplexes is consistent with the type of housing found in the Pullman-Standard neighborhood. A limited amount of open space will remain in the new neighborhood.

4) Conservation of property values throughout the area
New development, in general, has a positive effect on property values. The new residential units will help improve the property values of Hammond and the adjacent neighborhood. The number of new units will not be a burden on the existing neighborhood.

5) Responsible development and growth
This is a unique opportunity for a new residential neighborhood in Hammond. The new street network is an extension of the existing network to make the neighborhood and integrated and cohesive extension. The street widths meet the current standards which are wider than what currently exists in the neighborhood. The lots at an average of 50' wide are larger than what currently exists in Pullman-Standard, but are not excessively large to be out of character. By the nature of a senior housing, the traffic coming to and from the facility should not be a burden on Highland Street.

STAFF RECOMMENDATION

The structure of the rezoning ordinance is more complex than the standard ordinance proposals. Four zone changes are identified and linked to the four parcels and their legal descriptions.

Staff recommends that the Plan Commission forward the petition to the City Council with a favorable recommendation.

If the Plan Commission agrees with the recommendation, the staff requests that this report is adopted by the Plan Commission as Preliminary 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 to forward the petition to the City Council with a favorable recommendation. Mr. Dye so moved, seconded by Mr. Kazmierczak. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, William Hutton/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/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 preliminary findings of fact. Mr. Dye so moved, seconded by Mr. Taylor. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, William Hutton/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

CP-25-02 Petition of the Hammond Plan Commission to Review the Declaratory Resolution 2024-17 of the Hammond Redevelopment Commission Regarding Establishing and Designating the City Hall Redevelopment Area and Designating the City Hall Redevelopment Area as the City Hall Allocation Area for the Purpose of Tax Increment Financing, all Pursuant to Indiana Code 36-7-14 and the Indiana Administrative Code 50 IAC 8

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

President Button asked the Commissioners if there were any objections to Mr. Poland acting as the petitioner and the reviewer. There were none.

Brian L. Poland, Director of City Planning, 5925 Calumet Avenue, Hammond, IN 46320. Mr. Poland stated the action for the Plan Commission was the second step of four steps in the creation of redevelopment areas. The process starts with a declaratory resolution at the Redevelopment Commission stage. The Plan Commission's role was to determine if the plan was compliant with the Comprehensive Land Use Plan. The third step was the City Council with a resolution confirming and acknowledging the Plan Commission's action. The fourth step was a confirmatory resolution and a public hearing by the Redevelopment Commission. After the subsequent filings, the area would be a Redevelopment and Allocation Area. The declaratory resolution was passed in December 2024, the base year for the allocation calculations would be 2024.

There was a standard language in all redevelopment plans. There were land use regulations, and general design guidelines to help support and enhance the type of development for this area. Mr. Poland further stated the redevelopment area was the Calumet Avenue corridor that starts north of 165th Street to 150th Street. The CVS and BP were currently in a different redevelopment area. Mr. Poland reviewed the action that was taken on the property on the east side of Calumet Avenue around Kenwood and Conkey Street to remove them from the East Hammond Urban Renewal Area. This was in anticipation of those properties being placed in the City Hall Redevelopment Area.

Mr. Poland discussed the corridor's organization make up. There were three general characters. The southern part that was close to the expressway. The central portion was closer to downtown and residential. The northern portion had commercial and light industrial uses with residential in proximity.

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

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

President Button asked if there were any questions from the Commissioners. Mr. Hutton asked what the was the zoning on the property to the east of 1339 Highland Street. Mr. Poland stated I-2 Manufacturing District.

Mr. Spitale asked how many units would be in the senior living facility. Mr. Poland stated approximately 100 units.

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

Background
On December 17, 2024, the Hammond Redevelopment Commission approved and adopted Resolution 2024-17. The purpose of the resolution is to create the City Hall Redevelopment Area and adopt the Redevelopment Plan for the City Hall Redevelopment Area. According to state statute the Plan Commission is required to review this document and make a determination whether it complies with the Comprehensive Plan or not.

The boundaries of the City Hall Redevelopment Area the first properties abutting Calumet Avenue from 165th Street (just north of the CVS and BP station located in the Calumet Avenue Expansion Area Subarea of the Gateways Redevelopment Area) to 150th Street. The City Hall Redevelopment Area also abuts the East Hammond Urban Renewal Area, Downtown Hammond No. 1 Urban Renewal Area, and the Jacobs Square Redevelopment Area.

The Plan for the City Hall Redevelopment Area has determined that the Calumet Avenue corridor within the Redevelopment Area boundaries are an area "needing redevelopment" as defined in IC 36-7-1-3. In general the plan is designed and intended to "eliminate the conditions and factors identified within the Area" that is needing redevelopment. The plan also promotes economic development in the area and provides for funding through the designation of the area as an allocation area for TIF purposes.

The Redevelopment Plan divides the corridor into three subareas: North, Central, South. These subareas describe the differences in the development character and zoning. The North Subarea is an area marketed to "destination and local commercial, residential neighborhoods and supportive of existing light industrial uses." The Central Subarea is

an area marketed to the "adjacent residential areas". The South Subarea is an area marketed to the "I-80/94 interchange and the 165th Street corridor traffic."

The Redevelopment Plan also provides for building design and landscape site. These provide guidance on exterior materials, overall massing and style, colors, lighting, landscaping, parking surfaces, outdoor storage, location of loading docks, continuous management, setbacks, and signage. These standards are compliant with zoning and are in addition to zoning.

ANALYSIS

The boundary area area of the City Hall Redevelopment Area lies in North Hammond Woodmar Planning District II and Central Hammond Planning District III. The corridor is primarily zoned C-4 General Business District, but there are some areas of S-1 Open Space and Recreational Facilities District, S-2 Institutional District, I-1 Light Industrial District, and R-1U Urban Single Family District. The plan's proposed land uses primarily mirror the zoning districts. Modifications can be made through the normal rezoning process.

The Redevelopment Plan's subarea designation helps distinguish the differences within the corridor and help direct the type of development to improve the City.

The 1992 Comprehensive Land Use Plan, the 2003 North Hammond Neighborhood Plan, and the Zoning Ordinance were reviewed. The Redevelopment Plan for the City Hall Redevelopment Area is compatible and includes land uses and general design guidelines that pursue the objectives of the Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Plan Commission adopt a first motion to:
1) make a determination that the Redevelopment Plan for the City Hall Redevelopment Area with the technical modifications is in conformity with the 1992 Comprehensive Land Use Plan and the 2003 North Hammond Neighborhood Plan;
2) adopt this report as its Findings of Fact;
3) adopt Plan Commission Resolution 2025-01, and
4) determine that both this report as its Findings of Fact and PC Resolution 2025-01 constitute the Plan Commission's Written Order for compliance with the Official Plans of the City of Hammond in accordance with IC 36-7-14-16(a).

Further staff recommends that the Plan Commission adopt a second motion to:
1) forward the Plan Commission's Written Order and the proposed Council Resolution to the Common Council with a favorable recommendation.

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
1) make a determination that the Redevelopment Plan for the City Hall Redevelopment Area with the technical modifications is in conformity with the 1992 Comprehensive Land Use Plan and the 2003 North Hammond Neighborhood Plan;
2) adopt this report as its Findings of Fact;
3) adopt Plan Commission Resolution 2025-01, and
4) determine that both this report as its Findings of Fact and PC Resolution 2025-01 constitute the Plan Commission's Written Order for compliance with the Official Plans of the City of Hammond in accordance with IC 36-7-14-16(a).

Mr. Kazmierczak so moved, seconded by Mr. Dye. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, William Hutton/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/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 forward the petition to the City Council with a favorable recommendation. Mr. Hutton so moved, seconded by Mr. Kazmierczak. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, William Hutton/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/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
President Button recognized Dan Botich, Consultant, Development Economic and Finance, for assisting with the City Hall Redevelopment Allocation Area.

STAFF COMMENTS
Mr. Poland advised the Commissioner that there would not be a March meeting.

PUBLIC COMMENTS
Mr. Botich thanked Mr. Poland for going through the plan to ensure conformity and identifying technical errors.

ADJOURNMENT
President Button called for a motion to adjourn, Mr. Dye so moved, seconded by Mr. Dabertin. The meeting adjourned at 6:38 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, President

Date Approved: 5-19-25