

The meeting of the Plan Commission of the City of Hammond, Indiana was held on Monday, October 20, 2025, 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)  
Daniel Spitale (IP)  
Thomas Dabertin (Z)  
Marcus Taylor (IP)

**ABSENT**

Dean Button  
Michael Dye

**ALSO PRESENT**

Brian L. Poland, AICP  
Director of City Planner  
  
Tom Novak  
Asst. City Planner  
  
Shannon Morris-Smith  
Recording Secretary  
  
Dave Westland  
Attorney

**PRESENT – 7**

**ABSENT – 2**

**QUORUM**

**APPROVAL OF MINUTES**

Vice-President Hutton called for a motion to approve the minutes of the June 16, 2025 meeting. Mr. Taylor so moved, seconded by Mr. Spitale. Roll call vote. Roger Brock/yes, Thomas Kazmierczak/yes, Thomas Dabertin/yes, William Hutton/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus Taylor/yes. Seven “Ayes”, Zero “Nays”, Two “Absent”, and Zero “Abstentions”. Motion passed.

**OLD BUSINESS**

CP-25-05                      Ratify Certificate of Correction

Brian Poland, Director of City Planning, 5925 Calumet Avenue, Room G-17, Hammond, IN 46320, represented the case. Mr. Poland stated the recorded subdivision plat was missing the document numbers that were associated with the cross access and sewer easement. The project’s Surveyor completed a Certificate of Correction and the Plan Commission and Recording Secretary would need to sign to finalize. The language was modified to defer finalizing to the President of the Plan Commission. A motion was requested for the Plan Commission to ratify the Certificate of Correction for the Hammond Briar East Mercantile Plaza subdivision.

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

Vice-President Hutton asked for a motion to ratify the Certificate of Correction for the Hammond Briar East Mercantile Plaza subdivision. Mr. Kazmierczak so moved, seconded by Mr. Spitale. Roll call vote. Roger Brock/yes, Thomas Kazmierczak/yes, Thomas Dabertin/yes, William Hutton/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus Taylor/yes. Seven "Ayes", Zero "Nays", Two "Absent", and Zero "Abstentions". Motion passed.

**NEW BUSINESS**

CP-25-07

Petition of Storage Dev Hammond, LLC for Approval of a 1 Lot Subdivision of Hammond Storage Addition to the City of Hammond Located at 3518 Sheffield Avenue and 345 136<sup>th</sup> Street which is Zoned I-1 Light Industrial District and C-4 General Commercial District within the City of Hammond, Lake County, Indiana.

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

Scott Yahne, Yahne Law, P.C., 3 E Lincolnway, #201, Valparaiso, IN 46383, and Amit Patel, 12821 Division Street, Blue Island, IL 60406, represented the petitioner. Mr. Yahne explained that there were two (2) common addresses 3518 Sheffield Avenue and 345 136<sup>th</sup> Street related to the petition. CP-25-07 was an application for a subdivision, and CP-25-08 was a petition to rezone a couple of parcels with different zoning classifications. The Redevelopment Commission has reviewed and approved the plan prior to coming before the Plan Commission. Mr. Yahne further stated that there were no records found of previous development at this location. In recent years, environmental contamination has existed on the site. The petitioner has been working with Ronald Novak, Director, Environmental Management, to come up with an action plan to remedy the contamination if approvals were granted. The property was currently zoned I-1 Light Industrial District and C-4 General Commercial District.

The bases for the subdivision application was to combine the legal description into a single parcel. The petitioner would like to construct a 200,000 square foot climate-controlled storage facility, and a 311-space canopy parking stall storage for RV's and boats with solar roofs that would generate electricity.

Mr. Poland advised the Commissioners that there were actually five (5) tax parcels related to the subdivision. There were two (2) additional addresses associated with the current configuration of the property. There were also two (2) wetland areas that were identified on the plat as "Wetland Easements". One of the tax parcels was considered a 2' wide strip of land that parallels the street that was once owned by IHB and acquired by Mr. Patel. This property was a slag dump over the years. Mr. Poland further stated all of the lots would be consolidated into 1 lot to create the final address of 3518 Sheffield Avenue.

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

Vice-President Hutton opened up the public hearing. There was none.

Vice-President Hutton closed the public hearing.

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**

Storage Dev Hammond LLC is the petitioner to subdivide (consolidate) property at the northwest corner of Sheffield Avenue and 136<sup>th</sup> Street (aka Boy Scout Road). There are currently 5 tax parcels of vacant land with some wetlands. The purpose of the one lot subdivision plat is to consolidate the five parcels into a single lot in order to develop the property as a self-storage and RV storage facility. The property is zoned I-1 Light Industrial and C-4 General Commercial. It is subject to a second petition to rezone the property to a consistent I-1 classification. The review of the subdivision and lot provisions is based on the assumption that the property will be consistently zoned as I-1.

The proposed subdivision is a one-lot subdivision in order to convert the property into the standard lot number/lot name format. The proposed lot is 21.79 acres. An existing utility easement is unchanged. Two new wetlands easements are being created. No new streets (partial or full) are being dedicated.

The proposed lot meets or exceeds the minimum lot size requirements for the area and average lot width.

The subdivision plat also establishes the final address of the lot as 3518 Sheffield Avenue.

### **STAFF RECOMMENDATION**

The subdivision plat was sent out for agency review. Not all agencies responded in the time frame. Of the responses, no objections were received.

Staff's opinion is that the plat meets the requirements set forth in the Subdivision Control Ordinance and recommends that the Plan Commission grant preliminary and final approval of the subdivision plat, subject to:

- 1) Technical corrections of the subdivision plat including, but not limited to, adding the final address to the subdivision plat.
- 2) Approval of the rezoning by the Plan Commission and the City Council.

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.

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

Vice-President Hutton called for a motion to grant preliminary and final approval of the subdivision plat subject to the two recommendations. Mr. Dabertin so moved, seconded by Mr. Kazmierczak. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, William Hutton/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus Taylor. 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. Kazmierczak moved, seconded by Mr. Spitale. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, William Hutton/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus Taylor. Seven "Ayes", Zero "Nays", Two "Absent", and Zero "Abstentions". Motion passed.

Mr. Poland requested that the petitioner follow up with Torrenge Engineering, Inc. to make sure that the technical corrections have been identified and to submit a digital copy of the plat before submitting the mylars.

Vice-President Hutton and Mr. Taylor thanked the petitioner for taking on the property and the obstacles associated with developing the property.

CP-25-06      Petition of Storage Dev Hammond, LLC to reclassify property located at 3518 Sheffield Avenue and 345 136<sup>th</sup> Street which is zoned I-1 Light Industrial District and C-4 General Commercial District to I-1 Light Industrial District within the City of Hammond, Lake County, Indiana

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

Scott Yahne, Yahne Law, P.C., 3 E Lincolnway, #201, Valparaiso, IN 46383, and Amit Patel, 12821 Division Street, Blue Island, IL 60406, represented the petitioner. Mr. Yahne stated the subject property would need to be rezoned to one zoning designation to move forward. The required zoning classification would be I-1 Light Industrial District. The single lot that was approved at 3518 Sheffield Avenue and 345 136<sup>th</sup> Street allows for a single designation of I-1 Light Industrial District. Mr. Yahne further stated there was compliance with the Comprehensive Plan and the North Hammond Redevelopment Plan.

The development would include a storage facility with interior climate control, and RV/boat storage, a roofed clean out and wash bay, an RV dump station, a customer lounge, and a recreational area with a dog park. The facility would be a family friendly and highly secured facility. Employment and new investment would be created with the development. There would be limited RV traffic and the location of the development would not cause traffic problems. The property has buffers to the surrounding areas. The use was a good fit for the location. Mr. Yahne further stated the property values would be enhanced and was evidence of responsible development and growth.

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

Mr. Poland asked if a covenant document would be created to include the excluded uses. Mr. Yahne stated "Yes". Mr. Poland suggested that Section 11.10 cell towers were retained. Mr. Yahne agreed with Mr. Poland's suggestion to retain Section 11.10.

Vice-President Hutton asked how the common access gates would work. Mr. Patel stated by an RFID, which was similar to an IPASS sticker, or a pin pad located at the gate. Vice-President Hutton asked how the gates would move. Mr. Patel stated there were multiple types that would move either back and forth, or up and down. Vice-President Hutton asked how many vehicles would be able to stack at the gate on Boy Scout Road before getting to the gate access. Mr. Patel stated "One or Two RV's". There was a discussion about moving the gate further south to get the vehicles into the queue.

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

Vice-President Hutton opened up the public hearing. There was none.

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

There was a discussion on recording one (1) or two (2) covenants. The petitioner and staff would discuss the issue with the Plan Commission attorney.

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

#### **BACKGROUND**

The petitioner, Storage Dev Hammond, LLC, is the owner of property at the northwest corner of Sheffield Avenue and 136<sup>th</sup> Street (aka Boy Scout Road). The property consists of five tax parcels (45-02-27-177-001.000-023 301 136<sup>th</sup> Street, 45-02-24-177-002.000-023 345 136<sup>th</sup> Street, 45-02-24-177-003.000-023, 301 136<sup>th</sup> Street, 45-02-24-202-006.000-023 3510 Sheffield Avenue, and 45-02-24-202-007.000-023 3518 Sheffield Avenue. The property is currently vacant but does contain some wetlands.

The overall property currently has two zoning classifications. The majority of the property is zoned I-1 Light Industrial. The two Sheffield parcels are in whole or in part zoned C-4 General Commercial. The zoning map boundaries do not correspond to the tax parcel boundaries.

In order to facilitate the proposed development of a self-storage and RV storage facility, the property needs to be consistently zoned.

The property is located in the West of Sheffield Subarea of the North Hammond Development Area. The project received an approved determination of compliance from the Hammond Redevelopment Commission on July 11.

The petitioner proposes to restrict certain I-1 uses as identified in the cover letter.

**Subject property and adjacent properties, present use and zoning classification**

The subject property is currently zoned C-4 General Commercial District and I-1 Light Industrial District. To the north and west is I-2 Manufacturing District. To the east is C-4 General Commercial and across Sheffield Avenue is R-3 Medium Density Residential. To the South is I-1 Light Industrial and R-3 Medium Density Residential.

**ANALYSIS**

State statute identifies five criteria to be addressed when considering a zoning petition.

1) Comprehensive Plan

The subject property is located in Planning District II North Hammond Planning District. The City of Hammond's 1992 Comprehensive Land Use Plan recommends the subject property to be light industrial and recreational. The recreational area was roughly corresponding to the wetlands area. The Comprehensive Plan expresses concerns about odors and impacts on sewers from industrial uses.

2) Current conditions and character

The property is vacant. There are wetlands and environmental conditions in the soils that need to be addressed.

3) Most desirable use for the property

The property has been zoned industrial and vacant since at least 1981. Some of the adjacent Sheffield frontage is developed commercially with a gas station/convenience store. The location of the property is on the edge of the North Hammond neighborhood residential areas. The light industrial zoning acts as a buffer between the residential and commercial areas to the south and the heavy industrial areas to the north.

4) Conservation of property values throughout the area

New development, in general, has a positive effect on property values. The commercial development will revitalize the area and increase the property values. This is an opportunity to provide better utilize a vacant parcel.

5) Responsible development and growth

The proposed use for self-storage and RV storage will provide a good buffer and transition to the adjacent uses. The development will also provide an opportunity to develop and underutilized parcel that not only protects the wetlands but also will provide an appropriate cap on the environmentally compromised property.

**STAFF RECOMMENDATION**

Staff recommends that the Plan Commission forward the petition to the City Council with a favorable recommendation; subject to the recording of a commitment or covenant document restricting the specified I-1 uses.

If the Plan Commission agrees with the recommendation, the staff requests that this report as amended is adopted by the Plan Commission as Preliminary Findings of Fact.

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

Vice-President Hutton called for a motion that the Plan Commission forward the petition to the City Council with a favorable recommendation subject to the recording document restricting the specified I-1 uses. Mr. Kazmierczak so moved, seconded by Mr. Taylor. Roll call vote, Roger Brock/yes, Thomas Dabertin/yes, William Hutton/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus Taylor. Seven "Ayes", Zero "Nays", Two "Absent", and Zero "Abstentions". Motion passed.

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

**CORRESPONDENCE**

There was none.

**COMMISSIONER'S COMMENTS**

There were none.

**STAFF COMMENTS**

Mr. Poland advised the Commissioner that Attorney Alan Faulkner, former Plan Commission attorney passed.

There would not be a November meeting. Staff was anticipating a December meeting.

**PUBLIC COMMENTS**

Attorney Yahne gave his condolences to the Faulkner family and stated Mr. Faulkner was a kind and gentle soul. Mr. Dabertin echoed Attorney Yahne's comments.

**ADJOURNMENT**

Vice-President Hutton called for a motion to adjourn, Mr. Spitale so moved, seconded by Mr. Kazmierczak. The meeting adjourned at 6:40 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: 12-15-25