

The meeting of the Plan Commission of the City of Hammond, Indiana was held on Monday, December 15, 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

Roger Brock (IP)
Dean Button (IP)
Michael Dye (Z)
Thomas Kazmierczak (IP)
Daniel Spitale (IP)
Thomas Dabertin (IP)
Marcus Taylor (IP)
Ronald Sims (IP)
William Hutton (IP)

ABSENT

ALSO PRESENT

Brian L. Poland, AICP
Director of City Planner

Tom Novak
Asst. City Planner

Shannon Morris-Smith
Recording Secretary

Dave Westland
Attorney

PRESENT – 9

ABSENT – 0

QUORUM

APPROVAL OF MINUTES

President Button called for a motion to approve the minutes of the October 20, 2025 meeting. Mr. Hutton 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, Michael Dye/yes, Dean Button/yes. Nine “Ayes”, Zero “Nays”, Zero “Absent”, and Zero “Abstentions”. Motion passed.

NEW BUSINESS

CP-25-09

Petition of Woodmar Plaza, LLC for Approval of a 3 Lot Subdivision of Blackstone Addition to the City of Hammond Located at 1812-28 165th Street which is Zoned C-4 General Commercial District within the City of Hammond, Lake County, Indiana

President Button 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, represented the petitioner. Mr. Yahne stated Woodmar Plaza, LLC., was the denominated petitioner and was seeking approval of a new subdivision. Mr. Yahne further stated he was representing Northshore Health Centers, Inc. Both parties have given authorization for representation. In addition, Mr. Yahne was representing Blackrock Capital, LLC., through its principle Red Stone, who would be the ultimate developer for the property.

The subject property was the former Walmart (Lot 8). The petitioner was seeking to subdivide Lot 8 of the subdivision into three (3) separate lots. The zoning is currently C-4 General Commercial District and would remain the same designation. The property would be acquired by Redstone pending approval of the subdivision. There was a proposal for two (2) outlots. A smaller development could be constructed in the northeast corner of the parcel. The northwest corner would propose a 14,000 sq. ft. building that could be a single user or up to five (5) retail users. Mr. Yahne further stated setbacks and parking have been considered for the lot designations and proposed site plans. There would be landscaping buffers, and masonry building materials would improve the property.

Mr. Yahne advised the Commission that there was a complicating factor associated with the parcel. The current owner of Woodmar Plaza, Lot 8, through a legal description conveyed real estate to Northshore Health Centers within the footprint of the Wal-Mart building. The transfer was not in compliance with the Subdivision Control Ordinance because a subdivision was not done. The transfer could be done legally, but would become a condition of an approval from the Plan Commission. There was an agreement that would create condominiums within the entire building. Mr. Yahne further stated all parties agreed to creating condominiums and a condominium declaration was created to confirm the decision.

A title transfer from Northshore back to Woodmar Plaza would need to occur. A plat of subdivision would need to be recorded after the transfer. In addition, the declaration of condominium would be recorded with the subdivision. Once the subdivision and declaration have been recorded Woodmar Plaza will transfer the deed for the two condominium units (100 and 101) back to Northshore Health Centers. The legal title would be corrected for all parties.

Mr. Hutton advised President Hutton that he had a conflict of interest. Attorney Westland advised Mr. Hutton to abstain from the vote and to recuse himself from any discussions.

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 closed the public hearing.

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

Woodmar Plaza, LLC is the petitioner for property at 1812-28 165th, formerly known as the Wal-Mart. The intent of the subdivision is to divide the property into 3 lots. This will allow for the creation of two lots in the northern part of the parking field to create two retail buildings. The west lot is intended to be a single or multi-tenant retail building. The east lot is to be a drive-thru restaurant/coffee shop. The main building (former Wal-Mart) will be the largest lot and include the main parking lot north of the building and the service areas on the west and south of the building.

The petitioner is acting also on behalf of Northshore Health Centers, Inc. Northshore created a tax parcel for their portion of the former Wal-Mart building. This tax parcel creation bypassed the Subdivision procedures. Upon approval of this subdivision plat, Northshore will quit claim its property interest to Woodmar Plaza, Inc. Then the approved subdivision plat would be recorded. Then, a condominium agreement will be recorded to govern the division of the former Wal-Mart building to cover the Northshore portion and any future tenant spaces that may be created. Condominium agreements are not subject to the Subdivision Ordinance. Then all of the property would be sold to Blackrock Capital, LLC (aka Blackstone) for further development.

Proposed Lot 1 is 8.983 acres. Proposed Lot 2 is 1.698 acres. Lot 3 is .585 acres. The lots meet the minimum Lot area and width requirements. In the 1997 approval of the Resubdivision of the Rubloff Subdivision, the Plan Commission granted a waiver to the requirement for lots to abut a public street. This waiver continues with this plat/resubdivision plat. No new streets are being dedicated. New addresses are assigned as follows: Lot 1 1828 165th Street, Lot 2 1824 165th Street, and Lot 3 1840 165th Street.

All utilities and easements are governed by the existing 1997 Covenants, Conditions, Restrictions, and Reciprocal Easements document.

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 that the Plan Commission grant preliminary and final approval of the subdivision plat, subject to:

- 1) Technical corrections of the subdivision plat.

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 to grant preliminary and final approval of the subdivision plat subject to the technical corrections of the subdivision plat. Mr. Dabertin so moved, seconded by Mr. Kazmierczak. Roll call vote. Roger Brock/yes, Thomas Kazmierczak/yes, Thomas Dabertin/yes, William Hutton/abstain, Ronald Sims/yes, Dan Spitale/yes, Marcus Taylor/yes, Michael Dye/yes, Dean Button/yes. Eight "Ayes", Zero "Nays", Zero "Absent", and One "Abstentions". Motion passed.

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

Mr. Stone thanked everyone at the City of Hammond for helping the project.

CP-25-10 Petition of Crossroads YMCA, Inc. for Approval of a 1 Lot Subdivision of YMCA Sports Facilities Addition to the City of Hammond Located at 6532 Indianapolis Boulevard in the Hammond Sports Facilities Planned Unit Development District, within the City of Hammond, Lake County, Indiana

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

James Huss, DVG Team, Inc., 1155 Troutwine Road, Crown Point, IN 46307, and Jay Buckmaster, Owner, Crossroads YMCA, 9801 Connecticut Drive, Suite 150, Crown Point, IN 46307 represented the petitioner. Mr. Huss stated approval for a consolidated plat before the Commission. There were three (3) existing lots that would be consolidated into a single lot. The master plan included an outdoor pool, and the demolition of two (2) commercial building on the north edge of the consolidated property. There would be an expansion of the parking lot to follow the demolition of the building. Mr. Huss requested the Plan Commission grant approval of a one (1) lot subdivision to consolidate the land.

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. There were none.

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

BACKGROUND

Crossroads YMCA, Inc. is the petitioner for property at 6532 Indianapolis Blvd. for a lot consolidation subdivision plat. The three properties being combined are: 6532 Indianapolis Lot 2 Woodmar Sports Facilities Addition, 1928 165th Street Lot 2 Woodmar Center Addition, and 1940 165th Street Lot 3 Woodmar Center Addition.

The purpose of the consolidation is to allow for the Phase 2 expansion of the YMCA and construct the outdoor water park. The phasing of the construction will allow for the commercial building at 1940 165th Street to remain on an interim basis. This is addressed in the PUD District Ordinance.

The new consolidated lot will be 9.32 +/- acres and use the address of 6532 Indianapolis Blvd. The lot meets the minimum lot area requirements in the PUD District Ordinance. The existing E-W utility and access easements between the current three lots have been released and are referenced on the plat drawing. The existing N-S utility and common driveway easements along the western lot line of the consolidated lot will remain. New drainage and detention easements were created near the eastern lot line of the consolidated lot were created to cover the underground storm system under the parking lot that also serves the Sportplex to the south.

STAFF RECOMMENDATION

The subdivision plat was sent out for agency review. No objections were received. The City Engineer requested the drainage and detention easement.

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.

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 additional questions from the Commissioners. There were none.

President Button called for a motion to grant preliminary and final approval of the subdivision plat subject to the technical corrections of the subdivision plat. Mr. Dabertin 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, Michael Dye/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 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, Michael Dye/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

CP-25-11 Petition of Crossroads YMCA, Inc. for Approval of a Development Plan in the Hammond Sports Facilities Planned Unit Development District Located at 6532 Indianapolis Boulevard within the City of Hammond, Lake County, Indiana

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

James Huss, DVG Team, Inc., 1155 Troutwine Road, Crown Point, IN 46307, and Jay Buckmaster, Owner, Crossroads YMCA, 9801 Connecticut Drive, Suite 150, Crown Point, IN 46307 represented the petitioner. Mr. Huss stated the petitioner was requesting approval of the underlying engineering of the master plan. The plan was very detailed and three (3) projects in one. The immediate work was outlined; the interim maintenance of the access to Indianapolis Boulevard, detailed the construction of the waterpark after demolition of the western commercial district and northeastern building, parking lot completion, and elimination of access to Indianapolis Boulevard.

President Button asked if there were any questions from the Commissioners. Mr. Spitale asked when would the waterpark construction begin. Mr. Buckmaster stated next spring was the anticipated time frame to demolish the first lot. The construction would take about a year. The targeted opening would be December 2027.

President Button asked if there were any additional 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. There were none.

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

BACKGROUND

The YMCA is building an addition to its facility that was approved in 2023 and constructed in 2024 (referenced as Phase 2 in CP-23-02). Companion Plan Commission petitions are CP-25-10 regarding the YMCA Sports Facilities Addition to consolidate the three existing lots into a single lot and CP 25-12 regarding amendments to the Hammond Sports Facilities Planned Unit Development District Ordinance to accommodate the expansion.

The proposed expansion will increase the footprint of the YMCA building up to a 110,000 +/- SF footprint that will include the Water Park Outdoor Pool area. The expansion will also include increasing the number of parking spaces. The Water Park Outdoor Pool Area will be constructed directly north of the existing building on the site of the west commercial retail building (1918 165th Street). On an interim basis the east commercial retail building (1940 165th Street) will remain. When it is demolished, the area will be the location of the expansion of the parking area (Phase 3).

The amendments to the PUD District Ordinance (CP-25-12) addresses Phase 3.

PHASE 1 FINAL DEVELOPMENT PLAN APPROVAL

ANALYSIS (T/S 16.51 Final Development Plans)

A. That the final development plan is in compliance with the PUD District Ordinance and applicable provisions of the Zoning Ordinance.

The amended Hammond Sports Facilities PUD District Ordinance was adopted in October 2022, amended in 2023, and currently being amended via CP-25-12. The development plan is in compliance with the pending amending Ordinance.

B. That adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site.

Sidewalks internal to the site provide adequate pedestrian movements between the parking field and the entrance. Sidewalks also include accessible pedestrian ways (T/S 20.32.10). All sidewalks are accessible. Internal vehicular traffic is adequate with driveways and the drop off drive being designed for appropriate for safe and efficient movement.

C. That the location, dimensions, and arrangements of all open spaces, yards, access ways, entrances, exits, pedestrian ways, widths of roads, streets, and sidewalks are adequate to provide safe and efficient ingress and egress to and from public streets and highways serving the development.

Public ROW sidewalks are not present in this area. The existing entrance on 165th will be utilized. The right-in/right-out curb cut on Indianapolis Blvd will be removed with the completion of Phase 3. The signalized entrance on Indianapolis Blvd. between 165th and 167th Street was operational in October 2024.

D. That the size and capacity of all areas to be used for automobile access, parking, loading, and unloading, are in compliance with applicable parking provisions in the PUD District Ordinance or Off-Street Parking and Loading regulations.

All parking, access, loading, and unloading areas are in compliance with the applicable standards.

E. That the location, uses planned, elevation, major exterior treatment, dimensions, gross floor area, building coverage, and height of each building or other structure are compliant with the PUD District Ordinance.

All of the provisions for location, uses, elevation, exterior treatment, dimensions, gross floor area, building coverage, and height are in compliance with the applicable provisions.

F. That the location and arrangement of all areas devoted to planted lawns, trees, recreation, natural areas, drainage areas and retention ponds, and similar purposes are identified and a maintenance mechanism has been established for the required open spaces.

The proposed development is in compliance with all landscape provisions applicable to the site. Detention is provided in the pipe system underneath the parking field. The landscape islands are located so not to be in conflict with the underground detention system.

G. That provisions made for the location of existing or proposed sewage disposal, water supply, storm water drainage, parking lot light, and other utilities are sufficient and compliant.

Provisions for sewer, water, storm, parking lot lights and utilities are compliant, subject to final engineering design approval from the respective agencies.

H. That Sufficient additional data as may have been required by the Plan Commission or City Council subsequent to the approval of the preliminary plan to enable the Plan Commission to judge the effectiveness of the design and character of the entire Planned Unit Development District and to consider properly such things as the relationship to surrounding area, anticipated traffic, public health, safety and general welfare.

There are no additional requirements by the Plan Commission.

RECOMMENDATION

The final engineering is nearing completion in anticipation of seeking permits.

Staff recommends that the Plan Commission grant approval to the Final Development Plan approval subject to:

- 1) approval and recording of the YMCA Sports Facilities Addition subdivision plat;
- 2) approval of the amended Hammond Sports Facilities PUD District Ordinance; and
- 3) final technical review.

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

The presentation was concluded.

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

President Button called for a motion to grant approval to the final development plan subject to the 3 conditions. Mr. Dabertin so moved, seconded by Mr. Taylor. Roll call vote. Roger Brock/yes, Thomas Kazmierczak/yes, Thomas Dabertin/yes, William

Hutton/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus Taylor/yes, Michael Dye/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 final findings of fact. Mr. Kazmierczak 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, Michael Dye/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

CP-25-12 Petition of Hammond Plan Commission for an Amendment to the Hammond Sports Facilities Planned Unit Development Ordinance located 6532-6630 Indianapolis Boulevard and 1918-1940 165th Street within the City of Hammond.

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

President Button if there were any objections from the Commissioner for Mr. Poland to act as the presenter and the reviewer. There were none.

Mr. Poland stated there was an amendment to the Hammond Sports Facilities Planned Unit Development that was before the Commissioners. The PUD ordinance was located in PUD supplement 4. The original ordinance 9378 was in 2017, the first amendment was 9572 in 2022. Mr. Poland discussed there was a need to remove some of the language that was in place when other structures were located on the property. There were strikethroughs of language and underlines of new language where there would be changes. There was a correction to the Sportsplex to update the information on the addition.

President Button asked if there were any questions from the Commissioners. Mr. Button asked if a final document with an entire summary would be created to submit to the Council for approval. Mr. Poland stated the sections that would technically be amended would be approved by the City Council. Once the Council approves the amendments, Mr. Poland make corrections in the digital document to complete the new version of the zoning ordinance. All of the ordinances would be crossed referenced in small print to identify the amendment.

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

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

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

Mr. Poland acknowledged the YMCA team for being cooperative with working through the language. Mr. Pozen was very active and it was appreciated.

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

Background

Within Zoning Ordinance 8514, PUD Supplement 4 contains the zoning regulations for the Hammond Sports Facilities Planned Unit Development District. PUD Supplement 4 was adopted by Amending Ordinance 9378 in 2017 and addressed general provisions for the Sportsplex and the former Carson's Building. Amending Ordinance 9572 in 2022 1) remove language referencing the Carson's building, 2) rename the PUD district to Hammond Sports Facilities PUD District, 3) incorporate the changes in the legal description and boundaries to add the two commercial parcels, 4) modify the development provisions related to the YMCA development, and 5) modify the square footage allowance for a potential addition to the Sportsplex building. In 2022, it was expected that another amendment would be necessary to allow for the construction of the outdoor pool water park expansion to the YMCA and the demolition of the two commercial buildings along 165th Street. Therefore, this is the current proposal to amend the PUD District Ordinance.

The proposed amendments are: 1) update the location and legal description to reflect the consolidation of the YMCA lot with the two commercial lots; 2) amend the associated applicable development provisions; 3) add language to address the commercial buildings as an interim status pending demolition during the construction phases; and 4) miscellaneous technical corrections.

STAFF RECOMMENDATION

Staff recommends that the Plan Commission approve of the text amendments to the PUD Supplement No. 4, Amending Ordinances 9378 and 9572, and Zoning Ordinance 8514 regarding the Hammond Sports Facilities Planned Unit Development District and forward the ordinance to the City Council with a favorable recommendation.

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

The presentation was concluded.

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

President Button called for a motion to approve of the text amendments to the PUD Supplement No. 4, Amending Ordinances 9378 and 9572, and Zoning Ordinance 8514

regarding the Hammond Sports Facilities Planned Unit Development District and forward the ordinance to the City Council with a favorable recommendation. Mr. Dabertin 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, Michael Dye/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. Spitale moved, seconded by Mr. Taylor. Roll call vote. Roger Brock/yes, Thomas Kazmierczak/yes, Thomas Dabertin/yes, William Hutton/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus Taylor/yes, Michael Dye/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

Mr. Poland asked Mr. Spitale if he would sponsor the ordinance if Mr. Tyler could not be contacted.

CORRESPONDENCE

There was none.

COMMISSIONER'S COMMENTS

Mr. Button wished the Commissioners a Happy Holidays.

STAFF COMMENTS

Mr. Poland wished the Commissioners a Happy Holidays.

Mr. Poland advised the Commissioner that there was a possibility of a January 20, 2026 meeting.

Mr. Poland advised the Commissioners that staff has been working on a project for the South Hammond area related to the NICTD station based on some of the TOD's impacts on the neighborhood and a land use component for the targeted area. This would be an amendment to the comprehensive plan. A public meeting would be scheduled in the near future. The Commissioners would be notified of the date to attend the 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 6:45 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: 1-20-26