The meeting of the Plan Commission of the City of Hammond, Indiana was held on Monday, July 20, 2026, 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
Dean Button (IP)		Director of City Planner
Thomas Dabertin (IP)		
Michael Dye (IP)		Tom Novak
Michael Opinker (IP)		Asst. City Planner
Thomas Kazmierczak (IP)		
Ronald Sims (IP)		Shannon Morris-Smith
Daniel Spitale (IP)		Recording Secretary
Marcus Taylor (Z)		
		Dave Westland
		Attorney
PRESENT – 9	ABSENT – 0	QUORUM

APPROVAL OF MINUTES

President Button called for a motion to approve the minutes of the June 15, 2026 meeting. Mr. Dye so moved, seconded by Mr. Opinker. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/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 the Board 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, represented the petitioner.

OLD BUSINESS

CP-26-04 Petition of the Hammond Redevelopment Commission for Approval of a 6 Lot and 5 Outlot Revised Subdivision of Orchard Park Second Addition to the City of Hammond Located at the 3200 Block of 175th Street which is Zoned R-1 Single Family Residential District, within the City of Hammond, Lake County, Indiana

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

Mr. Poland stated this case was originally presented to the Commission in February 2026. The "tail' of the property that runs behind Idaho Avenue and 176th Street was not included. The revision now includes the "tail" and has allowed a change to the boundary of one of the lots in the main part of the subdivision to increase Lot 6. The diagonal line was eliminated and a continuous extension of the property line of the back side of the Idaho Avenue properties.

The core of the subdivision would remain unchanged in regards to the street configuration. Mr. Poland discussed the narrowness of the street, no sidewalk, and the waiver that was needed.

President Button asked if there were any questions from the Commissioners. President Button asked if the outlots would remain as outlots. Mr. Poland stated the tail had encroachments by various property owners off of Idaho Avenue and some off of the street on the south side. The survey process has identified who was encroaching and where. Based on the survey findings, the boundaries of the outlots would be defined to accommodate the property owners that were encroaching. Mr. Poland further stated with the help of the Law Department the encroachments would be rectified and property would be transferred to the property owners in an appropriate manner. President Button asked if the properties were outlots because they smaller than a typical lot. Mr. Poland stated technically the lots were not buildable for a primary structure. A parcel number consolidation would be done once the transfer was final. There was a discussion on the definition and examples of outlots.

President Button opened up the public hearing. There were 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
The Plan Commission heard the petition for subdivision at its February 17th meeting. The subdivision plat was granted preliminary and final approval subject to:
1) Technical corrections of the subdivision plat.
2) Approval of the waiver to eliminate the sidewalk on the east side of Florida Avenue.
3) Approval of the City Engineer and the Board of Public Works and Safety on reducing the width of the street to 41 feet.

The original approval also included a waiver to the subdivision ordinance to not require a sidewalk on the east side of the new Florida Avenue extension per City Code 157.081 (D).

Subsequent to the February approval the subdivision plat has been revised.
1) The 25' by 250' "tail" of the original tax parcel has been included within the revised subdivision plat. This allows for the division of the tail into 5 outlots that correspond to the encroachments from the several of the abutting residential properties on Idaho/175th Place and 176th Street. The outlots will then be made available to the abutters.
2. The east boundary of Lot 6 has been realigned to be an extension of the west line of Lot 13 /7526 Idaho. This realignment increases the size of Lot 6 to 7,749 SF/.178 acres.

The revised subdivision plat consists of 6 buildable lots ranging from 7500 SF to 11,920 SF and 5 outlots ranging from 177 SF to 1724 SF. The length and width of the extension of Florida Avenue is unchanged. The previous staff report presented an explanation of the ordinances regarding the width of the street (which is 41' but keeping the 31' dimension of the back of curb to the back of curb) and the diameter of the cul-de-sac (which is 81' with a minimum of 80' required, but it is a truncated circle due to the narrowing width of the parent property). That discussion is hereby included herein by reference. The previous approval granted a waiver to Ordinance 4829 Title G Section 2 D. [City Code 157.081 (D)], and not require a sidewalk on the east side of the proposed street.

It is noted that the NIPSCO encroachment of an electric pole on the east side of Florida Avenue has not been resolved.

STAFF RECOMMENDATION
The staff recommends for preliminary and final approval of the revised 6 lot 5 outlot Orchard Park Second Addition, subject to:

1) The granting of the waiver to eliminate the sidewalk on the east side of Florida Avenue as approved by the Plan Commission on February 17, 2026.
2) The approval of the recommendation of the reduced width of the street to 41 feet by the Board of Public Works and Safety as approved by Plan Commission on February 17, 2026.

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. Mr. Dye asked if NIPSCO encroachment of the utility pole would be relocated and where was this located. President Button stated the pole was located inside the cul de sac near Lot 13 and lands right onto the property. President Button stated a representative from the Engineering Department has met with NIPSCO and NIPSCO was asked to move the pole fully onto the easement.

President Button called for a motion to grant preliminary and final approval of the revised 6 lot 5 outlot Orchard Park Second Addition, subject to the 3 conditions. subdivision plat, subject to the 3 conditions. Mr. Dabertin so moved, seconded by Mr. Dye. Roll call vote. Roger Brock/yes. Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/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 findings of fact. Mr. Dye so moved, seconded by Mr. Kazmierczak. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/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.

NEW BUSINESS

CP-26-07 Petition of Davies-Imperial Coatings, Inc. for Approval of a 1 Lot Subdivision called Davies Imperial Coatings Addition to the City of Hammond Located at 1175 State Street which is Zoned I-1 Light Industrial District within the City of Hammond, Lake County, Indiana

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

Jack Ferrino, Developer/Consultant, 219 Development, 7135 Indianapolis Boulevard, Hammond, IN 46323, represented the petitioner. Mr. Ferrino stated the petition was for a new 50,000 SF new thermoplastic plant for Davies-Imperial Coatings, Inc. The subdivision would consolidate all three (3) parcels into 1 lot. Mr. Ferrino further stated the petitioner was working with the Hammond Sanitary District to have an easement that would tie into an invert that was currently on their property. President Dean further stated that the neighboring parcel was the Howard Street storm water station. The Sanitary District would make a connection directly into the influent pipe to the pump station.

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

President Button opened up the public hearing. There were 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
Jack Ferrino of 219 Development Services is the petitioner's representative and developer consultant for Davies Imperial Coatings. Davies Imperial Coatings is a contingent purchaser of the subject property owned by Hammond Fence, Inc. Davies Imperial Coatings is seeking to develop roadway paint striping production facility as an expansion of their existing facility at 1275 State Street. The property at 1175 State Street was recently rezoned to I-1.

The petitioner is seeking to consolidate the existing three tax parcels into a single lot. The parcel addresses are 1175 State St, 1146-84 Willow Ct, and 1149 State St.

The proposed Lot 1 is 3.8553 acres. The subdivision plat identifies the underlying vacated street and alleys. Releases of utility easement rights have been obtained, recorded, and identified on the plat. The subdivision plat also shows an easement connecting to the Howard Avenue Sanitary District pump station. A draft unrecorded easement has been provided. Recording of the Sanitary District easement would need to occur before the recording of the subdivision plat.

The subdivision plat does show a 30' building line in the front yard along the State Street side of the property. On the other sides of the lot, setbacks will follow the applicable zoning regulations. The petitioner is seeking from the BZA developmental variances and a conditional use for various setbacks.

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

STAFF RECOMMENDATION

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.
2) Recording of the Sanitary District easement and plat as well as finalization of the sale of the property.

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 2 conditions. Mr. Opinker so moved, seconded by Mr. Dye. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/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 with the 2 conditions as findings of fact. Mr. Dye so moved, seconded by Mr. Opinker. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/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
There were none.

STAFF COMMENTS
Mr. Poland advised the Commissioners that there would be an August 17th 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 6:18 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: 8-17-26