

The meeting of the Plan Commission of the City of Hammond, Indiana was held on Monday, April 15, 2024, in the Council Chamber, 2nd Floor, 5925 Calumet Avenue, Hammond, IN 46320, and via 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	ABSENT	ALSO PRESENT
Roger Brock (IP)	Dean Button	Tom Novak
Michael Dye (Z)		Asst. City Planner
Thomas Kazmierczak (IP)		
Ronald Sims (IP)		Shannon Morris-Smith
Thomas Kazmierczak (IP)		Secretary
Dan Spitale (IP)		
Thomas Dabertin (IP)		Dave Westland
Marcus Taylor (IP)		Plan Commission Attorney
William Hutton (IP)		

PRESENT – 8 ABSENT – 1 QUORUM

APPROVAL OF MINUTES

Vice President Hutton called for a motion to approve the minutes of the February 20, 2024 meeting. Mr. Dabertin so moved, seconded by Mr. Sims. Roll call vote. Roger Brock/yes, Michael Dye/yes, Thomas Dabertin/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus Taylor/yes, William Hutton/yes. Eight “Ayes”, Zero “Nays”, One “Absent”, and Zero “Abstentions”. Motion passed.

OLD BUSINESS

There was none.

NEW BUSINESS

CP-24-02 Petition of Pipeline Realty-Indiana, LLC for a Certificate of Amendment to the recorded subdivision plat for Old Pullman Standard Plant Second Addition Located at 1424 Field Street within the City of Hammond

Vice President Hutton asked if the notification requirements had been met. Ms. Morris-Smith stated “No notification were necessary”.

James Yannakopoulos, Koransky, Bouwer, and Poracky, P.C., 425 Joliet Street, Suite 425, Dyer, IN 46311, represented the petitioner. Mr. Yannakopoulos stated the petition was a basic petition for a certificate of amendment to the previously recorded plat. This would be one of three petitions related to the property that was envisioned for the near future. There was a petition last year to combine two lots at 1424 Field Street to create one unified lot. Mr. Yannakopoulos further stated the landscape easement was an odd

shape lot on the northwest corner of the property along Willard Avenue. There was a need to clean up the landscape easement so that it would be a straight line. This would keep the landscape easement on the public side where the proposed fence would be installed. This would prevent enforcement issues. The property would be bound by the ten percent landscaping requirements under the zoning ordinance. Mr. Yannakopoulos stated he was available for any questions from the Commissioners.

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.

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

BACKGROUND

The Plan Commission previously review and approved the 1 lot subdivision of Old Pullman Standard Plant Second Addition at the August 2023 Plan Commission meeting. The plat was subsequently recorded in Plat Book 117 Page 51 and the requirement to change the property address was completed. Subsequently the property owner determined that there needed to be a change made to the landscape easement along Willard Avenue. This is due to the further review of their site development and the location of the outdoor storage. The easement is being reduced to dimension of 88' east of the Willard Avenue east right-of-way line. No other changes are being made to the subdivision plat.

Under the Subdivision Ordinance, when an easement needs to be altered on a recorded subdivision plat, the Rerecording procedure is followed. A Rerecording is defined as "allowing for an adjustment of an easement or easements, or correction of a drafting or typographical error, as shown on an approved and recorded subdivision which does not affect the size or configuration of the lot in question." The requested change meets this definition.

This procedure does not require public notification of the Plan Commission meeting. City Code 157.071 (C)

ANALYSIS

Even though the submitted document is entitled "plat of amendment", it is a different name for the same thing as a "rerecording." The applicable administrative procedures anticipate that there are alternatively named documents that accomplish the same action.

Staff determined that, due to fact that the requested change is regarding a landscape easement and not a utility easement, comments from the review agencies were not sought. City Code 157.071(A).

The plat meets the technical requirements of the Subdivision Ordinance.

It was also determined that the property has two zoning classifications. The boundary of the residential zoning along Willard roughly corresponds to the boundary of the new landscape easement. A petition for rezoning is pending. The petitioner will also seek a conditional use for the outdoor storage.

STAFF RECOMMENDATION

If the Plan Commission finds that the subdivision plat of amendment complies with the regulations in the Subdivision Ordinance, the Commission shall approve the plat of amendment.

Staff recommends that the Plan Commission give final approval to the Plat of Amendment for the Old Pullman-Standard Plant Second Addition to the City of Hammond.

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

Staff also recommends that the Plan Commission sign the Certificate of Plat Amendment document.

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 for final approval to the Plat of Amendment for the Old Pullman-Standard Plant Second Addition to the City of Hammd. Mr. Dabertin so moved, seconded by Mr. Taylor. Roll call vote. Roger Brock/yes, Michael Dye/yes, Thomas Dabertin/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus Taylor/yes, William Hutton/yes. Eight "Ayes", Zero "Nays", One "Absent", and Zero "Abstentions". Motion passed.

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

CORRESPONDENCE

There was none.

COMMISSIONER'S COMMENTS

There were none.

STAFF COMMENTS

There were none

PUBLIC COMMENTS

There were none.

ADJOURNMENT

Vice President Hutton called for a motion to adjourn, Mr. Kazmierczak so moved, seconded by Mr. Brock. The meeting adjourned at 6:10 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: 5-20-24