

The meeting of the Plan Commission of the City of Hammond, Indiana was held on Tuesday, February 21, 2023, 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 (IP)
Anne Herbert (Z)
William Hutton (IP)
Thomas Kazmierczak (IP)
Dan Spitale (IP)
Marcus Taylor (IP)

ABSENT

Sharon Szany

ALSO PRESENT

Brian L. Poland, AICP
Director of City Planner

Tom Novak
Asst. City Planner

Shannon Morris-Smith
Secretary

Dave Westland
Plan Commission Attorney

PRESENT – 8

ABSENT – 1

QUORUM

APPROVAL OF MINUTES

President Button called for a motion to approve the minutes of the December 19, 2022 meeting. Mr. Hutton so moved, seconded by Mr. Spitale. Roll call vote. Roger Brock/yes, Mike Dye/yes, Anne Herbert/yes, William Hutton/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Marcus Taylor/yes, Dean Button/yes. Eight “Ayes”, Zero “Nays”, One “Absent”, and Zero “Abstentions”. Motion passed.

President Button called for a motion to approve the minutes of the January 17, 2023 meeting. Mr. Dye so moved, seconded by Mr. Hutton. Roll call vote. Roger Brock/yes, Mike Dye/yes, Anne Herbert/yes, William Hutton/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Marcus Taylor/yes, Dean Button/yes. Eight “Ayes”, Zero “Nays”, One “Absent”, and Zero “Abstentions”. Motion passed.

OLD BUSINESS

There was none.

NEW BUSINESS

CP-23-02

Petition of Crossroads YMCA for Final Development Plan Approval 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 if the notification requirements had been met. Ms. Morris-Smith stated "yes".

Jay Buckmaster, President/CEO YMCA, 100 W. Burrell Drive, Crown Point, IN, and Russ Pozen, DVG Team, Inc., 1155 Troutwine Road, Crown Point, IN, represented the petitioner. Mr. Buckmaster stated this would be a brand-new YMCA that would go into the old Woodmar Mall area. The YMCA would be approximately 120,000 square feet. The facility would include multiple pools, including an indoor zero depth walk in family pool, and a six (6) lane lap pool. There would also be amenities that would include multiple gymnasiums, family, male, and female locker rooms, kids zone, and activity areas.

Mr Buckmaster further stated the City of Hammond supported the addition to the current YMCA in 2019. The current YMCA was serving about 4500 people before the addition. Currently the YMCA served over 15,000 people. Mr. Buckmaster stated it was believed that the new YMCA would serve over 40,000 people in the Hammond area.

Mr. Spitale asked when the project would start. Mr. Buckmaster stated it was anticipated to start mobilizing in May 2023. Phase I of the project was anticipated to complete in December 2024. Phase II would start construction at the end of 2024. Phase II would include an outdoor waterpark with two (2) pools. The completion of Phase II was anticipated to be completed by the summer of 2025.

Mr. Poland asked for clarification on the square footage footprint numbers of Phase I verses Phase II. Mr. Buckmaster stated Phase I was about 122,000 square feet. This would be a multilevel building. Both levels were approximate 60,000 square feet. Phase II was approximately 35,000 square feet.

Mr. Poland further stated the two (2) commercial out lot buildings would remain for the short-term. Phase I would be constructed on the former Carson's site. Mr. Pozen stated the building located central on the plans was the 122,000 square foot facility, and parking on the east, south, and west currently existing. The dry detention basin would be located next to the shopping center. Mr. Pozen further stated Lot 2 and Lot 3 were currently retail spaces. The location of Phase II would be on Lot 2 and Lot 3. The retail spaces would remain until construction begins.

Mr. Poland stated there were discussions that once Phase II begins the PUD ordinance and plat would be amended again within the next year.

Mr. Poland further stated the parking lot on the west the goes north and south was outside of the PUD boundaries. This was in a C-4 District and was a part of the Rubloff Addition, and was currently a detention basin. Mr. Poland further stated a parking lot would be built on top of an underground detention. On the main site there would be a parking lot on top of the underground detention.

Mr. Pozen reviewed the revised utility plan with the Commissioners. Mr. Pozen stated the original submittal of the underground detention was focused on the east area in two (2) pods, the south area that was south of the building, and underneath the parking lot farther south. The underground detention in chambers was a little more fluid, but a lot closer. Mr. Pozen further stated the current design that was submitted recently was the updated version. The highlighted portion showed the pods with a different configuration with nothing on the south. The requirements and needs of the area have been met in regards to the regional detention. Mr. Pozen was working with Abonmarche to acquire a fine-tuned design.

Mr. Poland asked if the tree island areas would be in conflict with the underground system. Mr. Pozen stated no detention system would be under the islands to meet the general requirements of the City.

Mr. Poland asked for long term purposes that the City was working with INDOT to develop an traffic signal on Indianapolis Boulevard half way between 165th Street and 167th Street. Mr. Pozen further stated the main entrance to the YMCA would be the main entrance to the Sportsplex to the south. There would be secondary access on the north at 165th Street. There was also access on 167th Street.

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 questions from the Commissioners.

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

BACKGROUND

The YMCA is constructing a new facility immediately north of the Hammond Sportsplex on the former site of the Woodmar Mall. The PUD district was recently expanded and the regulations were amended to accommodate the proposed development. The expanded area includes the two commercial buildings along 165th Street. Phase 1 of the YMCA's project will include the main facility of approximately 602,000 SF footprint. Phase 2 will increase the size of the facility to upwards of 100,000 SF and includes the water park and the removal of the two commercial buildings.

The petition presented here is only for Phase 1. Phase 1 also includes the creation of a parking area over the adjacent detention basin (Outlot B, Rubloff Addition). This property is not located within the PUD district boundaries. Phase 2, which will expand the building towards 165th Street, is expected to be presented in early 2024 and will require a second amendment to the PUD district ordinance.

**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. The development plan is in compliance with the amended 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 remain until Phase 2 is completed. A new signalized entrance on Indianapolis Blvd. between 165th and 167th Street is pending approval from INDOT. This entrance will be coordinated with the Sportsplex drives and parking area.

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 or City Council.

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 the final technical review by staff.

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 questions from the Commissioners. There were none.

President Button called for a motion that the Plan Commission grant final development plan approval subject to the final technical review by the staff. Mr. Taylor so moved, seconded by Mr. Spitale. Roll call vote. Roger Brock/yes, Mike Dye/yes, Anne Herbert/yes, William Hutton/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Marcus Taylor/yes, Dean Button/yes. Eight "Ayes", Zero "Nays", One "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. Kazmierczak. Roll call vote. Roger Brock/yes, Mike Dye/yes, Anne Herbert/yes, William Hutton/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Marcus Taylor/yes, Dean Button/yes. Eight "Ayes", Zero "Nays", One "Absent", and Zero "Abstentions". Motion passed.

CP-23-03 Petition of 1636 Summer, LLC for a One Lot Subdivision known as
Altom Transport Addition to the City of Hammond in an I-2
Manufacturing District Located at 1636 Summer Street within the City of
Hammond

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

Mr. Hutton recused and excused himself from the case due to a conflict of interest.

Mr. Poland asked for clarification on the address. There was an address of 1636 Summer Street and 1646 Summer Street. The petitioner stated the correct address was 1636 Summer Street.

Don Torrenga, Torrenga Engineering, Inc., 907 Ridge Road, Munster, IN 46321, and represented the petitioner. Mr. Torrenga stated the petitioner was requesting to create a one (1) lot subdivision on a property that had never been previously subdivided. The legal description went out to the center line of Summer Street. The petitioner would dedicate a fifty (50) foot right of way for the improvement for Summer Street.

Mr. Torrenga further stated the petitioner was proposing to construct a new driver service facility. The facility would allow the drivers to have meetings and to rest. The plan would be to demolish the existing and rebuild a new building with a new parking lot. The first step would be to subdivide the property.

Mr. Kazmierczak asked if 1636 Summer Street was the correct address. Mr. Poland stated "Yes". Mr. Torrenga stated the Lake County GIS shows the property at 1646 Summer Street, but the current address was 1636 Summer Street. The petitioner Mr. Jose Diaz further stated that he owned 1646 Summer Street and this was the corporate office. President Button stated for clarity that 1646 Summer Street was the corporate headquarters, and the adjacent property at 1636 Summer Street was the subject parcel. There were two (2) separate parcels owned by Altom Trucking and the only parcel that was before the Commission was the property at 1636 Summer Street.

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

Mr. Poland stated the staff may need to adjust the plat due to rededication issues on Summer Street. There were encroachments in the public right of way. The fence line appeared to encroach one (1) foot into the public right of way based on the Alta survey. There was discussion on a right of encroachment from the BOW. Mr. Poland further stated the details of the street construction project may need to be reviewed again to determine if the fence would need to be moved.

Mr. Poland advised the petitioner that an email was sent to Mr. Torrenga and Mr. Hutton regarding a request from Environmental Management for Phase I and Phase II information. Mr. Poland stated a Phase I had already been completed and Phase II would need to be completed. Mr. Poland further stated when the petitioner goes before the BZA for a side yard variance Phase II would be a part of the record.

Mr. Torrenga asked if Phase II needed to be completed before the BZA meeting. Mr. Poland stated "No".

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

President Button opened up the public hearing.

Janice Tazbir, 6030 West 91st Avenue, Crown Point, IN- Owner of 5966 White Oak Lane, Hammond, IN 46320

- How will her property be affected
- worried about light, noise, and how her property would be affected

Mr. Poland stated the letter stated that your property may or may not be affected. The notification advises you that something is going on in the area. Mr. Poland further stated the project was changing the legal description of the property and that does not have an impact on your property. The notification for the BZA case would be a time to ask your question before the BZA. Mr. Poland advised Ms. Tazbir that the BZA meeting will take place on Tuesday, February 28, 2023.

President Button closed the public hearing.

President Button asked if there were any questions from the Commissioners.

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

BACKGROUND

The petitioner is seeking to create a one-lot subdivision for property at 1636 Summer Street. This is the location of Altom Trucking company. Altom is proposing to construct a new building and redesign their parking area for their operation. The property is zoned I-2 Manufacturing.

The proposed Lot 1 will have a net acreage of 5.158 +/- acres. Lot 1 meets the minimum lot size requirements for the I-2 zoning.

The subdivision plat includes the dedication/rededication of Summer Street for a length of 398' +/- with a width of 40' (half street).

No new utility easements are proposed. Utilities are located within the existing/rededicated right-of-way.

It was identified that there are existing fence encroachments along Summer Street and White Oak Avenue, on the west side of the proposed lot. The petitioner has been advised to obtain a right-of-encroachment through the Board of Public Works and Safety.

STAFF RECOMMENDATION

The subdivision plat has been sent out for agency review; however, all of the responses have not been received. Of the responses received, there have been no objections.

The staff's opinion is that the plat meets the requirements set forth in the Subdivision Control Ordinance and recommends for preliminary and final approval of the subdivision plat, subject to:

- 1) receiving the right of encroachment from the Board of Public Works and Safety; and
- 2) completion of technical corrections.

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

President Button called for a motion that the Plan Commission grant preliminary and final approval of the subdivision subject to the two (2) recommendations. Mr. Dye so moved, seconded by Mr. Spitale. Roll call vote. Roger Brock/yes, Mike Dye/yes, Anne Herbert/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Marcus Taylor/yes, Dean Button/yes. Seven "Ayes", Zero "Nays", One "Absent", and One "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, Mike Dye/yes, Anne Herbert/yes, Thomas Kazmierczak/yes, Dan Spitale/yes, Marcus Taylor/yes, Dean Button/yes. Seven "Ayes", Zero "Nays", One "Absent", and One "Abstentions". Motion passed.

CORRESPONDENCE

There was none.

COMMISSIONER'S COMMENTS

There were none.

STAFF COMMENTS

Mr. Poland followed up with the Commissioners on a discussion regarding notifications from the January 2023 Plan Commission meeting. Mr. Poland stated he did not have anything new to discuss on the matter. The procedures were proper and compliant with the statutes.

President Button asked Attorney Westland if he could provide the Commissioners with a legal response. Attorney Westland stated the conclusion was to follow what is required by Indiana Statute. This does not mean that it could not become more stringent. Attorney Westland stated each City could make their own additional requirements. Attorney Westland concluded that the ordinance was within compliance of the Indiana law.

President Button recapped that the Plan Commission was meeting the statutory requirements and to do more would put more burden on the staff and petitioner.

Mr. Kazmierczak stated there were hundreds of notifications that have gone out and there was one (1) complaint. Mr. Kazmierczak further stated he felt that one (1) complaint was meniscal and the Plan Commission was notifying property owners within the law.

President Button stated it was a good thing to be challenged and asked to look into this to make sure things were being done correctly. It was ok to review if any changes are needed. President Button stated he agreed with Attorney Westland, staff, and the other Commissioners.

Mr. Poland concluded that he felt it was important for staff to include the information on the website and social media. This would be a way to provide the information in a non-traditional way.

Mr. Poland advised the Commissioners that there would be a March 20, 2023 Plan Commission meeting.

PUBLIC COMMENTS

There were none.

ADJOURNMENT

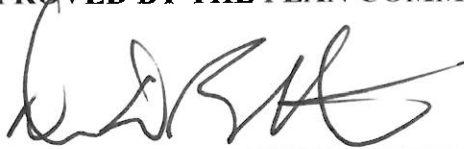
President Button called for a motion to adjourn, Mr. Dye so moved, seconded by Mr. Kazmierczak. The meeting adjourned at 6:47 p.m. "Ayes" all. Motion carried.

PREPARED BY



Shannon Morris-Smith,
Secretary to Plan Commission

APPROVED BY THE PLAN COMMISSION



Dean Button, President

Date Approved: 4-17-23