

The meeting of the Plan Commission of the City of Hammond, Indiana was held on Tuesday, February 20, 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.

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|-------------------------|-------------|---|
| PRESENT | ABSENT | ALSO PRESENT |
| Roger Brock (IP) | Dean Button | Brian L. Poland, AICP Director of City Planner |
| Thomas Dabertin (IP) | | |
| Michael Dye (IP) | | Tom Novak Asst. City Planner |
| William Hutton (IP) | | |
| Thomas Kazmierczak (IP) | | Shannon Morris-Smith Secretary |
| Ronald Sims (IP) | | |
| Dan Spitale (IP) | | |
| Marcus Taylor (IP) | | Dave Westland Plan Commission Attorney |

PRESENT – 8

ABSENT – 1

QUORUM

Mr. Poland introduced and welcomed Mr. Sims and Mr. Dabertin to the Plan Commission.

Election of Officers for 2024

Vice President Hutton asked for a nomination for President. Mr. Dye motioned to nominate Dean Button for President, seconded by Mr. Spitale. There were no other nominations. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, William Hutton/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, /yes, Marcus/Taylor/yes. Eight “Ayes”, Zero “Nays”, One “Absent”, and Zero “Abstentions”. Motion passed.

Vice President Hutton asked for a nomination for Vice-President. Mr. Dye nominated Mr. Hutton for Vice-President, seconded by Mr. Dabertin. There were no other nominations. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Anne Herbert/yes, William Hutton/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus Taylor/yes. Eight “Ayes”, Zero “Nays”, One “Absent”, and Zero “Abstentions”. Motion passed.

Vice President Hutton asked for a nomination for appointment to the BZA. Mr. Dye nominated Mr. Hutton, seconded by Mr. Kazmierczak. There were no other nominations. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, William Hutton/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus

Taylor/yes. Eight "Ayes", Zero "Nays", One "Absent", and Zero "Abstentions". Motion passed.

APPROVAL OF MINUTES

Vice President Hutton called for a motion to approve the minutes of the December 19, 2023 meeting. Mr. Dye so moved, seconded by Mr. Kazmierczak. Roll call vote. Roger Brock/yes. Thomas Dabertin/yes. Mike Dye/yes. William Hutton/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.

OLD BUSINESS

There was none.

NEW BUSINESS

CP-24-01

Petition of NH Vegas, LLC for a Two Lot Subdivision Known as Luke's Roby Addition to the City of Hammond in a C-4 General Commercial District Located at 850 Indianapolis Boulevard within the City of Hammond, Lake County, Indiana

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

Don Torrenga, Torrenga Engineering, 907 Ridge Road, Munster, IN 46312, and Dan Tursman, NH Vegas, LLC., 3595 N. Hobart Road, Hobart, IN 46342, represented the petitioner. Mr. Torrenga stated the property was located in the Marina Development District, at the intersection Indianapolis Boulevard and Marina Drive on the northwest corner. A gas station occupied the front of the property, and behind the gas station was an abandoned car wash. The lot has become available and the Hospitality Management would like to build a hotel on Lot 2. The gas station and car wash were on Lot 1. A re-subdivision of Luke's 850 Indianapolis Addition into two lots was needed to sell Lot 2 to Hospitality Management. And would allow Hospitality Management to build a hotel.

A site plan with the proposed hotel was included in the meeting packet. This hotel would be the third hotel built by Hospitality Management in Hammond, Indiana.

Mr. Poland clarified that the subdivision was located in the Marina Redevelopment Area, not the Marina District PUD.

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

Mr. Torrenga further stated that currently the abandoned boarded up building looked shabby, and this project would be a very nice addition to the area.

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. Poland stated the property was crossed by major power lines that service the electric grid. The power plant was no longer on the lakeshore, but the transformers and other equipment were still interconnected. The property was burdened by utility easements from NIPSCO and Commonwealth Edison. Mr. Poland further stated the power lines were high tension and high in the air. Parking would be the only thing under the power lines. The building would not be under the power lines.

AT&T requested an extension of the utility easement along the Indianapolis Boulevard site of the property where the gas station was located.

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

BACKGROUND

NH Vegas, LLC is seeking a two-lot subdivision to separate the existing lot to allow for new development on the new lot. The existing gas station will remain and will retain the current address of 850 Indianapolis Blvd. The new lot is available for a proposed hotel. It will have an address of 930 Marina Drive. Marina Drive is a private street.

Proposed Lot 1 is 3.529 acres. Proposed Lot 2 is 1.968 acres. The property is zoned C-4 General Commercial. The lots meet or exceed the minimum lot size requirements.

The property already has utility services. AT&T requested a new utility easement along the Indianapolis Blvd. property line. There are several existing utility easements that cross through the two properties. These easements are for Commonwealth Edison and NIPSCO for the existing major power lines. No changes will be made to those easements.

An access easement between proposed Lot 1 (850 Indianapolis) and proposed Lot 2 (930 Marina Drive) will allow for traffic from the gas station to cross the proposed hotel site to utilize the existing curb cut on Marina Drive. Other than minor construction alterations the existing curb cut is unchanged.

STAFF RECOMMENDATION

The subdivision plat has been sent out for agency review. As previously noted, AT&T's request for an easement has been incorporated into the plat. All other review agencies did not have any concerns or did not respond.

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.

If the Plan Commission agrees with the staff report, it is requested 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. Mr. Spitale asked how many parking spaces would be created. Mr. Poland stated one (1) parking space per unit, plus enough for the staff on the property at one time. Mr. Poland further stated staff would make sure that the parking requirements were met. If the parking requirements were not able to be met, the Board of Zoning Appeals would review this matter.

Vice President Hutton called for a motion for preliminary and final approval of the subdivision plat. Mr. Dye so moved, seconded by Mr. Dabertin. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, William Hutton/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.

Vice President Hutton called for a motion that the Plan Commission adopt the staff report as presented as findings of fact. Mr. Kazmierczak so moved, seconded by Mr. Taylor. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, William Hutton/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

There were none

PUBLIC COMMENTS

There were none.

ADJOURNMENT

Vice President Hutton called for a motion to adjourn. Mr. Dye so moved, seconded by Mr. Kazmierczak. The meeting adjourned at 6:19 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 for
Dean Button, President

Date Approved: 4-15-24