



**Porter County Board of Zoning Appeals
Regular Meeting Minutes
February 19, 2020**

A regular meeting of the Porter County Board of Zoning Appeals was held at 5:30 p.m. on Wednesday, February 19, 2020, in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana. Debbie Cook presided.

Members present were: Mike Young, Marvin Brickner, Luther Williams, and Debbie Cook. Also present were Attorney Scott McClure, Kristy Marasco, Monica Gee, Kelly Cadwell, Helene Pierce, citizens, and representatives of the press.

MINUTES:

Marvin Brickner made a motion to approve both the January 15, 2020 Regular Meeting Minutes and the January 29, 2020 Special Meeting Minutes as submitted. Luther Williams seconded the motion. A voice vote was taken and unanimously carried 4-0.

CORRESPONDENCE:

Kristy Marasco advised Case UV-20-0003 was requested to be continued until the March meeting by the petitioner.

OLD BUSINESS:

UV-15-0002 – Bennett Storage Inc., c/o Attorney Todd Leeth, 788 N McCool Road, Valparaiso, IN in Portage Township in the CH, High Intensity Commercial District. The petitioner is no longer in need of a Use Variance allowing a caretaker residence in the warehouse storage facility.

Motion: Marvin Brickner made a motion to approve UV-15-0002. Luther Williams seconded the motion. A voice vote was taken and unanimously carried 4-0.

UV-16-0091 – Jim Alvarez, 228 South 500 West, Valparaiso, IN in Porter Township in the RR, Rural Residential District. The petitioner is no longer in need of the Use Variance permitting a haunted house business with hayrides and other Halloween activities.

Motion: Michael Young made a motion to approve UV-16-0091. Marvin Brickner seconded the motion. A voice vote was taken and unanimously carried 4-0.

NEW BUSINESS:

UV-20-0002 – A Mulch Depot, Inc., - Reed’s Nursery, 910 U.S. Highway 30, Valparaiso, IN in Center Township in the I3, Heavy Industrial District. The petitioner is requesting a Use Variance to allow for up to three (3) storage warehouses on parcels of land located in the Heavy Industrial District. Kristy Marasco provided a staff report noting staff met with and discuss this case with the petitioner. If approved, the case will go to the DRC for their approval of the site plan, locations of buildings, etc. Mr. Kevin Coros with McMahon Associates and Mr. Dan Catchiteroff, co-owner of Reed’s Nursery presented. Reed’s Nursery would like to have three (3) warehouse buildings in an I3 location to be used as cold storage buildings.

Public Hearing: Debbie Cook asked if any of the public would like to speak in favor of or in opposition of this petition. Debbie Cook also asked that the public address their questions to the BZA while at the same time the petitioner will take notes and respond at one time. No one spoke, therefore, the public hearing was closed, and questions/comments were heard from the Members.

Q: Are there traffic concerns with this location? Especially with crossing U.S. Highway 30?

A: It has not been looked into. INDOT, Porter County, and the City of Valparaiso would need to collaborate on how they want it handled if different from how it is set up currently.

Q: How many units do you plan to have?

A: The master plan shows 25 buildings.

Q: DRC will review this project as well?

A: Yes.

Motion: Marvin Brickner made a motion to approve UV-20-0002 to allow up to three (3) storage warehouses in the I3 District with the condition that all site plans are reviewed and approved by the DRC. Michael Young seconded the motion. A ballot vote was taken and unanimously carried 4-0.

UV-20-0003 – Green Sense Farms Holdings, Inc., c/o Todd A. Leeth, East side of Meridian Road (south of toll road), Chesterton, IN in Liberty Township in the R1, Low Density Single-family Residential District. The petitioner is requesting a Use Variance to allow a greenhouse and vertical farm business in the R1, Low Density Single-family Residential zoning district. As stated under Correspondence, Kristy Marasco advised Case UV-20-0003 was requested to be continued until the March meeting by the petitioner.

Motion: Michael Young made a motion to continue UV-20-0003 to the March 18, 2020 regular meeting as requested. Marvin Brickner seconded the meeting. A voice vote was taken and unanimously carried 4-0.

UV-20-0004 – Paul Landgrebe, 260 Joliet Road, Valparaiso, IN in Center Township in the R1, Low Density Single-family Residential District. The petitioner is requesting a Use Variance to allow an ATF business for firearm transactions on a parcel of land located in the R1, Low Density Single-family Residential zoning district. Mr. Paul Landgrebe presented. The ATF requires his license be renewed every three (3) years. There have been no changes.

Public Hearing: Debbie Cook asked if any of the public would like to speak in favor of or in opposition of this petition. Debbie Cook also asked that the public address their questions to the BZA while at the same time the petitioner will take notes and respond at one time. No one spoke, therefore, the public hearing was closed, and questions/comments were heard from the Members.

Q: Are you reloading or storing gun powder?

A: Only for my personal use. Nothing commercial.

Motion: Marvin Brickner made a motion to approve UV-20-0004 for three (3) years. Michael Young seconded the motion. A ballot vote was taken and unanimously carried 4-0.

ADJOURNMENT:

There being no further business, the February 19, 2020 Board of Zoning Appeals regular meeting adjourned at 6:01 p.m.

Debbie Kerr-Cook, President

Attest: Kristy Marasco, Assistant Director