
**PORTER COUNTY BOARD OF ZONING APPEALS
July 17, 2019 – MEETING MINUTES**

LOCATION: County Administrative Center, Ste 205 TIME: 1:00 p.m.
155 Indiana Avenue, Valparaiso IN

MEMBERS IN ATTENDANCE

Marvin Brickner
Luther Williams
Michael Young
Debbie Cook
Kenneth Williams - Absent
Kristy Marasco, Assistant Director
Monica Gee
Scott McClure

Approval of Minutes:

Marv Brickner moved to approve minutes from June 19, 2019. Michael Young seconded the motion and so approved.

Correspondence: None.

OLD BUSINESS - None

NEW BUSINESS

Case: UV-19-0042

Applicant: Dan Marrs

Location: 319 West State Road 8, Hebron, Boone Township

Zoning: A1 **Acres:** 2.03 +/-

Request: To allow continuing the operation of a furniture repair and refinishing business on a parcel of land located in the General Agriculture District.

Dan Marrs – 319 West State Road 8, Hebron, presented. Nothing has changed since his last approval.

Public Hearing:

Seeing no one wishing to address the Board, the Debbie Cook declared the Public Hearing closed.

Discussion: no board members had any objections.

Motion: Marv Brickner moved to approve Case UV-19-0042 for five years with the same restrictions as previous. Luther Williams seconded the motion and so approved with a 4-0 vote.

Case: UV-19-0043

Applicant: Gariup Enterprises, LLC, c/o Bill Ferngren

Location: 177 South 500 West, Valparaiso, Porter Township

Zoning: R1 **Acres:** 102.87 +/-

Request: To allow continuing the operation of a construction business and permitting outside storage on a parcel of land located in the Low Density Single-family Residential District.

Bill Ferngren – 570 Vale Park Road, Valparaiso, presented on behalf of the applicant. He is seeking an extension of time to continue the operation of a construction business and permitting outside storage on a parcel of land located in the Low Density Single-family Residential District. Since the last approval five years ago, they have done some clean up and painting of buildings. This has been used for this purpose for over 40 years. Nothing has changed. The intent is to just continue operations. There is a tenant on the property who maintains and watches the property. They are requesting a 10-year extension.

Public Hearing:

David Abel – 161 South 450 West. He has lived here 15 years and never received notice regarding previous hearings. The Board should know the residential character of the area. He has counted approximately 148 single family dwellings in the area. Noise from the applicant's property could affect these dwellings. There is no similar type of business allowed in this area. If approved, it should be for no more than five years and it should be confined to the existing footprint. He wants to be assured there will not be concrete crushing allowed on the property.

Bill Ferngren replied. He is only asking for an extension of time. Nothing will be changed from previous approvals. This property is actively farmed.

Seeing no one else wishing to address the Board, Debbie Cook declared the Public Hearing closed.

Discussion:

Marv Brickner stated one of the requirements is that this cannot expand. He saw concrete on the property but no crusher. There was a lot of trash. He wants this cleaned up and removed.

Luther Williams asked if the applicant could start a concrete crushing business on this property. There was discussion regarding that issue. A concrete crushing business will not be started on this property. This is not the primary place of business. This is just a place to store overflow of equipment when not being used.

David Abel stated he feels the applicant has extended beyond the original footprint. If they have no plans to expand, then they should not have an objection to keeping within the original footprint.

Debbie Cook advised the Public Hearing has been closed. She asked Marv Brickner to clarify the area where he saw debris that he wants cleaned up.

Motion: Luther Williams moved to approve Case UV-19-0043 for five years with the same stipulations as existed in previous requests and the trash will be cleaned up. Michael Young seconded the motion and so approved with a 4-0 vote.

STAFF ITEMS:

None.

There being no further business, the meeting adjourned.

Debbie Kerr-Cook, President

Attest: Kristy Marasco, Assistant Director