



**Porter County Board of Zoning Appeals
Regular Meeting Minutes
August 15, 2018**

The regular meeting of the Porter County Board of Zoning Appeals was held at 5:30 p.m. on Wednesday, August 15, 2018, in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana. Debbie Cook presided.

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

MINTUES:

Luther Williams made a motion to approve the July 18, 2018 minutes as submitted. Bob Poparad seconded the motion. A voice vote was taken and unanimously carried.

CORRESPONDENCE:

None.

OLD BUSINESS:

UV-18-0037 – Jason Fliege, 548 North 450 East, Valparaiso, in Washington Township in the RR, Rural Residential District. The petitioner is seeking an extension of a Use Variance to allow the operation of a firearm business out of the home located in a Rural Residential Zoning District. Mr. Jason Fliege presented. The ATF requires a home business variance and that the license be renewed every three years. There have been no complaints that he is aware of. He has no inventory or store front. Attorney Scott McClure advised that there are no complaints in the case file.

Motion: Marvin Brickner made a motion to approve UV-18-0037 to allow for the operation of a firearm business out of the home located at 548 North 450 East, Valparaiso for a period of three (3) years with the same stipulations as previously granted. Bob Poparad seconded the motion. A voice vote was taken and unanimously carried.

SE-18-0022 – Triad Development, LLC, 250 West between NCY Railroad and Grand Trunk Railroad, Valparaiso, in Center Township in the I2, General Industrial Zoning District. The petitioner is seeking a Special Exception to allow outdoor storage of company vehicles for a proposed utility company. Case continued from the June 20, 2018 meeting. The petitioner was not present.

Motion: Bob Poparad made a motion to table SE-18-0022 to the next meeting with business. Marvin Brickner seconded the motion. A voice vote was taken and unanimously carried.

NEW BUSINESS:

UV-18-0044 – Melissa Oestreich Somers, 4201 John Street, Valparaiso, in Center Township in the RL, Residential Lake District. The petitioner is seeking to renew a Use Variance permitting a one chair beauty salon. Ms. Melissa Oestreich Somers presented. She has had this one chair salon at this location for ten (10) years and has not had any complaints. She requests to renew the variance.

Public Hearing: Debbie Cook asked if any of the public would like to speak in favor of or in opposition of this petition. Ms. 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: Is it still only one chair?

A: Yes.

Q: Are you selling products?

A: Occasionally I will pick up a product for a client, but I do not have any retail space or sales.

Motion: Bob Poparad made a motion to approve UV-18-0044 to allow a one chair beauty salon for five (5) years with the same stipulations as previously granted. Luther Williams seconded the motion. A ballot vote was taken and unanimously carried.

UV-18-0029 – Jon Stefanko, 1631 North 625 East, Michigan City, in Pine Township in the RR, Rural Residential District. The petitioner is seeking an extension of a Use Variance to allow the operation of a tree trimming business with outside storage of equipment located in a RR Zoned District. Attorney Scott McClure noted this is a renewal and there are no complaints in the case file. Mr. Joe Stefanko presented. He would like to continue operating his tree trimming business from this location with outside storage. This is his business and his only source of income.

Public Hearing: Debbie Cook asked if any of the public would like to speak in favor of or in opposition of this petition. Ms. 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: How many employees do you have?

A: 14

Q: Do you have signage?

A: No.

Q: Is all the equipment being stored on the property yours?

A: Yes.

Motion: Bob Poparad made a motion to approve UV-18-0045 to allow the operation of a tree trimming business with outside storage of equipment for five (5) years with the same stipulations as previously granted. Luther Williams seconded the motion. A ballot vote was taken and unanimously carried.

STAFF ITEMS:

- A. Welcome to new staff member, Kelly Cadwell.
- B. The Bridge Painting Company located on Highway 130 has done an exceptional job with their property landscaping and their building addition is very attractive. We should acknowledge their efforts. Attorney Scott McClure advised he would share this with Mr. Thompson and request a letter of appreciation be sent on behalf of the Board.

ADJOURNMENT:

There being no further business, the August 15, 2018 Board of Zoning Appeals meeting adjourned at 5:48 p.m.

Debbie Kerr-Cook, President

Attest: Kristy Marasco
Assistant Director