



PORTER COUNTY BOARD OF ZONING APPEALS
February 15, 2023 – MEETING MINUTES

LOCATION: County Administrative Center, Ste 205 **TIME:** 5:30 p.m.
155 Indiana Avenue, Valparaiso IN

MEMBERS IN ATTENDANCE

Debbie Kerr-Cook, Marv Brickner, Jim Clarida, Brian Damitz, and Luther Williams.

Also Attending:

Attorney Scott McClure and Kristy Marasco.

Debbie Kerr-Cook called the meeting to order and led the pledge of allegiance.

Election of Officers

Motion: Marv Brickner moved to nominate Debbie Ker-Cook President. Brian Damitz seconded the motion and so approved with a 5-0 voice vote.

Motion: Luther Williams moved to nominate Marv Brickner Vice President. Jim Clarida seconded the motion and so approved with a 5-0 voice vote.

Minutes

MOTION: Marv Brickner moved to approve the minutes from the October 19, 2022 and the December 21, 2022 meetings. Jim Clarida seconded the motion. The motion passed with a 5-0 voice vote.

Correspondence

None

Informal Review

Case: UV-17-0083

Applicant: Kriss & Angela Noel, c/o Todd A. Leeth, Hoepner Wagner & Evans LLP

Location: 609 East State Road 2, Westville, IN 46391 (Jackson Township)

Zoning: RR, Rural Residential District

Request: Informal review, permanent use variance to permit the storage of carpeting and flooring material business.

Discussion

Kristy Marasco advised the Board the Petitioner is not present tonight. The business has been at this location for 25 years. They have asked for a permanent use variance. The Board granted a Use Variance with a review in two years to determine if a permanent Use Variance should be granted.

Attorney Scott McClure advised no motion is needed tonight. This was a fail-safe to make sure there were no problems.

Case: UV-23-0002

Applicant: Paul Landgrebe

Location: 260 Joliet Road, Valparaiso, IN 46385 (Center Township)

Zoning: R1, Low Density Single-family Residential District

Request: To continue the Use Variance allowing an ATF business for firearms transactions.

Paul Landgrebe - 260 Joliet Road, Valparaiso, presented. He presented a letter stating why he feels his fire arms license is for a hobby. He does not feel he needs a variance for a hobby.

Discussion:

Marv Brickner – How long is the use variance request.

Kristy Marasco – It will be for three years to run with the ATF license.

Marv Brickner – Over the years we have gotten quite a few requests and several have gone bad. This is why we need to maintain control and who has these fire arm permits. Some of the operations have resulted in no background checks being done.

Kristy Marasco – She advised the ATF calls and verifies the zoning is correct and a variance is in effect.

Jim Clarida – So it is the ATF that requires the variance?

Paul Landgrebe – That should be up to the people in Valpo.

Luther Williams – Can we make this for six years and see if there are any complaints? He probably paid more for the variance than he received in sales.

Brian Damitz – He does not feel it is unreasonable to ask him to come back every three years.

Motion: Luther Williams moved to approve case UV-23-0002 for six years with an informal review in three years. Same conditions as original approval applies. Any complaints and they will come back before the Board. Marv Brickner seconded the motion and so approved with a 5-0 ballot vote.

There being no further business, the meeting adjourned.

Debbie Kerr-Cook, President

Kristy Marasco, Planning & Zoning Manager