



PORTER COUNTY BOARD OF ZONING APPEALS
May 18, 2022 – MEETING MINUTES

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

MEMBERS IN ATTENDANCE

Debbie Kerr-Cook, Marv Brickner, Jim Clarida, Luther Williams

Also Attending:

Attorney Scott McClure, Kristy Marasco, Monica Gee

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

Correspondence: Staff has received a letter stating they are in favor of the request in Case UV-22-0025 – Hartrunft.

NEW BUSINESS:

Case: UV-22-0020

Applicant: 940 N. 50 W. Trust, c/o Adam Sworden

Location: 940 North 50 West, Chesterton, IN 46304 (Liberty Township)

Zoning: RR, Rural Residential District

Request: To allow a second residence out of an existing pole barn.

Adam Sworden, Trustee of the Trust, presented. This is just under 18 acres that was purchased a year ago. At the time of purchase, they were not aware that the use had not been approved for someone to live in the existing pole barn. The second floor has 800 sq ft finished space. The kitchenette has just a sink. There is no stove. There are smoke detectors on both floors of the building. This use has been at this property since it was built in 1997 and is not going to change the character. There are no employees or customers there. There is no proposed signage. This issue came up when they were applying for a building permit to add on to the agriculture barn. His understanding is that this building was permitted but there was not a residential use variance granted.

Public Hearing

Seeing no one wishing to speak for or against Case UV-22-0020 Debbie Kerr-Cook declared the Public Hearing closed.

Marv Brickner asked if this building exceeds the 2% coverage. Kristy Marasco replied this request is only the living issue. He asked for clarification that the man living there has some handicap issues and is living on the second floor. Adam Sworden replied that is correct. His handicap issues do not hinder him from climbing stairs.

Luther Williams asked if the second floor has been used as a residence since 1997. Attorney McClure answered it appears the building was permitted and inspected but the use variance was not addressed in 1997.

Motion: Marv Brickner moved to approve Case UV-22-0020. The motion was seconded by Jim Clarida and so approved by ballot vote.

Luther Williams asked if this runs with the property should it be sold. Attorney McClure replied it runs with the property.

Case: UV-22-0021

Applicant: Melissa Grcich

Location: 786 McCool Road, Suite 6, Valparaiso, IN 46385 (Portage Township)

Zoning: CH, High Intensity Commercial District

Request: To renew the Use Variance permitting a concierge medical service office.

Melissa Grcich - 786 McCool Road, Suite 6, Valparaiso presented. She is here for her five-year renewal of a use variance. Nothing has changed. The area is zoned Commercial High Zone which is why she needs the variance.

Public Hearing

Seeing no one wishing to speak for or against Case UV-22-0021 Debbie Kerr-Cook declared the Public Hearing closed.

Motion: Marv Brickner moved to approve Case UV-22-0021 for five years with the same conditions as before. The motion was seconded by Jim Clarida and so approved by ballot vote.

Case: UV-22-0022

Applicant: Stephen & Jennifer Jacobs

Location: 19 East 150 South, Valparaiso, IN 46383 (Morgan Township)

Zoning: RR, Rural Residential District

Request: To renew the Use Variance permitting a one chair beauty salon from the residence.

Stephen & Jennifer Jacobs - 19 East 150 South, Valparaiso presented. They are here for their five-year renewal. Nothing has changed.

Public Hearing

Seeing no one wishing to speak for or against Case UV-22-0022 Debbie Kerr-Cook declared the Public Hearing closed.

Motion: Marv Brickner moved to approve Case UV-22-0022 for five years with the same conditions as before. The motion was seconded by Jim Clarida and so approved by ballot vote.

Case: UV-22-0025

Applicant: Bill & Melissa Hartrunft

Location: 1206 North 575 East, Westville, IN 46391 (Pine Township)

Zoning: RR, Rural Residential District

Request: To renew the Use Variance permitting a dog grooming business out of an existing pole barn.

Bill & Melissa Hartrunft - 1206 North 575 East, Westville presented. They are here for their five-year renewal. She is now only doing grooming for friends and family. She also does a couple of older dogs that are afraid to go somewhere else. She is having major back surgery and will not be able to do grooming for at least one year.

Public Hearing

Don Dixon – 1235 N 535 E. He knows this is a reapplication. He would like the limitations to remain the same as before. Governor Daniels was so impressed with this area he moved 1,200 acres to DNR to protect them. This is the only area for brown river trout in the State. They need to understand waste management.

Melissa Hartrunft responded there will be less going on now than there has in the past. William Hartrunft added there are no more than four animals a week. There is no issue with sanitation. She does not use any pesticides in her yard.

Seeing no one else wishing to speak for or against Case UV-22-0025 Debbie Kerr-Cook declared the Public Hearing closed.

Motion: Marv Brickner moved to approve Case UV-22-0025 for five years with the same conditions as before. The motion was seconded by Jim Clarida and so approved by ballot vote.

There being no further business, the meeting adjourned.

Debbie Kerr-Cook, President

Kristy Marasco, Assistant Director