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**PORTER COUNTY BOARD OF ZONING APPEALS  
HEARING OFFICER  
October 14, 2021 – MEETING MINUTES**

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

**MEMBERS IN ATTENDANCE**

Rick Burns, Hearing Officer  
Kristy Marasco

Rick Burns called the meeting to order and led the pledge of allegiance.

**Correspondence:** Attorney Katie Kopf sent correspondence requesting to continue Case DV-21-0060 until next month.

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**Old Business:**

**Case: DV-21-0060 (continued)**

**Applicant: Stephen Cantrell c/o Atty: Katie L. Kopf & Todd Leeth**

**Location:** 33 South 500 West, Valparaiso, IN 46385 (Porter Township)

**Zoning:** R1, Low Density Single-family District Acres: 15

**Request:** To allow an accessory structure to be placed on a lot, prior to primary structure being constructed.

**Motion:** Case continued, petitioner to provide blue prints for proposed house and a time frame as to when construction of the primary structure will begin before approval of shed.

**Motion:** Rick Burns moved to continue Case DV-21-0060 pursuant to applicant's request.

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**Case: UV-21-0069 (mobile home renewal)**

**Applicant: Keith Meyers**

**Location:** 316 East 1050 North, Chesterton, IN 46304 (Jackson Township)

**Zoning:** RR, Rural Residential District

**Acres:** 61.29

**Request:** To allow a mobile home to be used as a residence for hired help and security for the farm.

Keith Meyers - 316 East 1050 North, Chesterton, presented.

**Discussion:** Nothing has changed. It is their grandson who is living in the trailer. The electrical discussed last year has been remedied.

**Motion:** Rick Burns moved to approve Case UV-21-0069 for one year with the same stipulations as previous approval.

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**Case: UV-21-0071 (mobile home renewal)**

**Applicant: Janet Veach**

**Location:** 716 West 1014 South, Hebron, IN 46341 (Boone Township)

**Zoning:** A1, General Agriculture District

**Acres:** 11.4

**Request:** To continue the Use Variance allowing a temporary mobile home on the property to care for elderly mother.

Janet Veach - 716 West 1014 South, Hebron, presented.

**Discussion:** Everything is the same as last year.

**Motion:** Rick Burns moved to approve Case UV-21-0071 for one year with the same stipulations as previous approval. The trailer is for her mother.

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**Case: UV-21-0072**

**Applicant: Kankakee Valley Historical Society, Inc., c/o John P. Hodson Trustee, Revocable Trust**

**Location:** 1101 S. Baums Bridge Road, Kouts, IN 46347 (Pleasant Township)

**Zoning:** A1, General Agriculture District

**Acres:** 0.263

**Request:** To continue the Use Variance permitting a mobile home on the parcel to be used as an office and processing artifacts for archeological studies conducted on the site.

John P. Hodson - 1101 S. Baums Bridge Road, Kouts, presented. The trailer is used for processing and storing artifacts. It also is an electrical source. He stated that all of the property goes to the County Park system. Jim Bernard of the Board of Directors explained the trailer is a practical tool to preserve history.

**Motion:** Rick Burns moved to approve Case UV-21-0072 for one year with the same stipulations as previous approvals.

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**New Business:**

**Case: DV-21-0065**

**Applicant: Roberta Claussen**

**Location:** 261 West 900 South, Hebron, IN 46341 (Boone Township)

**Zoning:** R2, Medium Single-family Residential District

**Acres:** 5.77

**Request:** To allow an increase in the maximum height from (20' to 22'4") for a proposed (40'x48') pole barn, to be used for personal storage.

Roberta Claussen - 261 West 900 South, Hebron presented. They need the extra height to be able to keep an RV in the building. They need 12' doors.

**Public Hearing**

Seeing no one wishing to address the Board, Rick Burns declared the Public Hearing closed.

**Discussion:** Rick Burns asked if they have looked into scissor truss. The builder has recommended the design they are presenting. The cupola is not part of the height they are requesting. The doors are on the long side. They are hoping to start construction as soon as possible. The driveway is quite long. There is screen in front of where this will be placed.

**Motion:** Rick Burns moved to approve Case DV-21-0065 at a total height of 22'4" and contingent on Petitioner signing a Written Commitment letter stating no business is allowed to be run out of the building. Should it be determined a business is in the building or someone is living in the building, it can be removed by the County at the owner's expense.

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**Case: DV-21-0066**

**Applicant: Michael D. Kristek**

**Location:** 661 North 248 West, Valparaiso, IN 46385 (Liberty Township)

**Zoning:** RR, Rural Residential District

**Acres:** 18.72

**Request:** To allow an accessory structure to be built in the front yard.

Michael D. Kristek - 661 North 248 West, Valparaiso presented. The home is currently under construction. He is trying to remove as few trees as possible. There is a woods between the proposed structure and roadway.

### **Public Hearing**

Seeing no one wishing to address the Board, Rick Burns declared the Public Hearing closed.

**Discussion:** Rick Burns stated he was not able to see the stakes for the proposed project. This is the only spot due to topography and wetlands. He would like to start construction as soon as possible so they can store things during construction of the house. Rick Burns stated he would like to look at the site again. His issue is if the adjacent lots get developed, they will be driving right by this structure. Applicant explained there is a stand of trees between the structure and the road. No one will ever see it.

**Motion:** Rick Burns moved to approve Case DV-21-0066 contingent on Rick Burns reviewing the site and approving. If approved, staff will issue a permit. If not, then this case will be on the agenda at the next meeting. If approved, also contingent on Petitioner signing a Written Commitment letter stating no business is allowed to be run out of the building. Should it be determined a business is in the building or someone is living in the building, it can be removed by the County at the owner's expense.

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**Case: DV-21-0067**

**Applicant: Union Farms Minor Subdivision c/o Donald Guerrero**

**Location:** CR500 West & Ludington Ditch (N of SR 2)

**Zoning:** RR, Rural Residential District

**Acres:** 33.24

**Request:** To vary from planting street trees and to allow more than (1) driveway for every (2) lots, for a proposed (3) lot minor subdivision.

Donald Guerrero – 210 S 500 W Valparaiso, presented. He bought the property for his daughter to build a house. Most of the land is staying in farm land. The home is going on a 13-acre parcel. The 5-acre and 15-acre parcels are going to stay farmland.

## Public Hearing

John Craig - 184 S 500 W. He supports this project.

Seeing no one else wishing to address the Board, Rick Burns declared the Public Hearing closed.

**Discussion:** Rick Burns asked where the exit will be located. Don Guerrero explained right now it will be located off 500. Rick stated this is close to an intersection or if they go the other way it is close to Highway 2. Tony Kovak, surveyor, showed the proposed location of driveways. Rick Burns stated he does not have a problem with the subdividing but he is concerned with the driveways. He would like to have the Highway Department look at it for safety.

**Motion:** Rick Burns moved to continue Case DV-21-0067 with the Highway Department reviewing the driveway request for safety.

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**Case: DV-21-0070**

**Applicant: Jeffrey Ruback**

**Location:** 209 South 75 East, Valparaiso, IN 46383 (Morgan Township)

**Zoning:** A1, General Agriculture District

**Acres:** 10.22

**Request:** To allow an increase in maximum height from (20' to 23'6 ½") for a proposed 40' addition to an existing pole barn.

Jeffrey Ruback - 209 South 75 East, Valparaiso, presented. He needs the extra height so it matches the existing building and aesthetics. He wants to have it taller than 8' door for future use. The location is quite a distance from neighbors. Visibly the area will not change. This is for personal use.

## Public Hearing

Seeing no one wishing to address the Board, Rick Burns declared the Public Hearing closed.

**Motion:** Rick Burns moved to approve Case DV-21-0070 at the same height as the existing structure and contingent on Petitioner signing a Written Commitment letter stating no business is allowed to be run out of the building. Should it be determined a business is in the building or someone is living in the building, it can be removed by the County at the owner's expense.

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There being no further business, the meeting adjourned.

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Rick Burns, Hearing Officer

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Kristy Marasco, Assistant Director