

**Town of Porter
Board of Zoning Appeals
Meeting Minutes
March 16, 2011**

A. The meeting was called to order at 6:30 p.m.

B. Pledge of Allegiance

C. Roll Call / Determination of Quorum

Present: Mr. Kremke, Mr. Bell, Mr. Stinson Ms. Nelson and Mr. Huyser

Absent: None

Also present were: Mr. Lyp, Mr. Keiser, Mrs. Mitchell, and Mr. Mandon

D. Consideration of Minutes of Previous Meeting

Motion to accept the January 19, 2011 minutes was made by Mr. Kremke; second by Mr. Stinson. Motion passed 4 – 0 via voice approval. Ms. Nelson abstained from voting because she was not on the Board at the January meeting.

E. Audience Participation

None

F. Old Business and Matters Tabled

None

G. Preliminary Hearing

None

H. Public Hearing

Application for variance made by Paul and Valerie Piotrowski to allow a custom cabinet showroom to be located in the Waverly Community Center Building which is in a residential zone for the property located at 955 Waverly Road in Porter (BZA 01-11).

Attorney Babcock was present on behalf of his clients, Paul and Valerie Piotrowski. Mr. Babcock gave a brief background of the property and its uses over the years.

Paul Piotrowski, 15 West Fairwater, Beverly Shores, addressed the Board. He gave a brief description of all of the remodeling that has been done to the building. It is a one-room building and he feels there is no use for the building as a residential use. He assured the Board that he does not intend to have rows and rows of cabinetry. He intends

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to keep the operation small and quaint and in turn keep the building and property quaint. He also assured the Board that there will be no cabinet construction in the building.

Mr. Babcock stressed that the current owners have put in a lot of work into the building (over \$25,000). He also stressed that the building has never been used for residential use and that it existed before the Town of Porter. It also existed before the State of Indiana came up with the Zoning Code. He feels that this cabinet shop would be an enhancement to the Town of Porter.

Mr. Babcock explained the proposed sign. The total size of the sign will be 43.5 square feet. It will be lit by solar light and will only exist to let people know of their location.

Public Hearing was opened at 7:00 p.m.

Norman Berman, 45 East Oak Hill Road, presented 50 signatures opposed to the application.

Pilar Berman, 45 East Oak Hill Road, is opposed to the application.

Paul Baker, 913 Waverly, is opposed to the application.

Public Hearing was closed at 7:08 p.m.

Mr. Huyser read into the record a letter written by Bruce and Judith Chelf.

Mr. Piotrowski mentioned his reasons for the dumpsters that have been located on this property.

Mr. Babcock rebutted several questions that arose out of the Public Hearing.

Elka Nelson asked about the buildable portion of the lot.

Mr. Lyp mentioned that this petition is not a rezoning. If this application is approved the findings would only be for the petitioner.

Mr. Huyser asked about the signage.

Mr. Stinson and Mr. Bell asked the petitioner some general questions about the property.

Motion to deny the use petition was made by Mr. Bell; second by Mr. Stinson. Motion passed via voice approval.

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Mr. Kremke – no
Ms. Nelson – yes
Mr. Bell – yes
Mr. Stinson – yes
Mr. Huyser – no

I. Finding of Fact

None

I. Update from the Board of Zoning Appeals Attorney

None

J. Update from the Board of Zoning Appeals Secretary

None

K. Adjournment

The meeting was adjourned at 7:31 p.m.

Henry Huyser
Chairman

Kara Mitchell
Secretary