

**Town of Porter
Board of Zoning Appeals
Meeting Minutes
May 20, 2009**

A. The meeting was called to order at 7:00 p.m.

B. Pledge of Allegiance

C. Roll Call / Determination of Quorum

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

Absent: Ms. Nelson

Also present were Mrs. Mitchell, Mr. Mandon, Mr. Keiser and Mr. Lowe

D. Consideration of Minutes of Previous Meeting

Motion to accept the April 15, 2009 minutes as written was made by Mr. Bell;
second by Mr. Stinson. Motion passed via voice approval.

E. Audience Participation

None

F. New Business

None

G. Old Business and Matters Tabled

Mr. Mandon reminded the Board of the requirements that need to be made in
order to grant a variance.

H. Preliminary Hearing

*Application for variance made by Robert Sexton for the property located at 209
Rankin Street in Porter (BZA 07-09).*

Mr. Sexton addressed the Board. He is proposing to add on one bedroom to use
as a kitchen. The dimensions for the new kitchen are 12 x 15 feet. The house is
currently a 2 bedroom/ 1 bath house. It will be an extensive upgrade to the house.

Mr. Mandon added that there is more square footage even though the house is not
actually approaching the property line.

Mr. Huyser brought up the question of the survey being questionable.

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Mr. Mandon does not feel that the sidewalk will be an issue. The setbacks are currently non-conforming.

Mr. Bell stated that after the petition is set for Public Hearing the application could be amended with Mr. Mandon's help.

Mr. Huyser asked how many square feet the home is (currently): 900 feet.

Motion to set the application to Public Hearing was made by Mr. Bell; second Mr. Kremke. Motion approved 4 – 0.

I. Public Hearing

Application for variance to increase existing signage area and height made by Cardinal Outdoor LLC for the property located at the intersection of Mineral Springs Road and Interstate 94 in Porter (BZA 03-09).

Jason Addington, of Cardinal Outdoor briefly gave an overview of what variance he is requesting.

Mr. Mandon stated that TAC did not have a "detailed" meeting concerning this application. He had phone conversations, but TAC never actually met.

Public Hearing was opened at 7:19.

Jon Granat, 217 Rankin Street, opposed to application.

Public Hearing was closed at 7:21.

Mr. Mandon wanted to make sure there was proof that the petitioner had permission from the property owner to construct this sign.

Mr. Bell questioned the lighting of the sign. It will be lighted dusk to dawn.

Ms. Brueckheimer questioned the application that states the variance needed is for an "existing" sign. Mr. Addington stated that the variance is for the new construction of a sign.

Mr. Keiser asked the petitioner to provide a layout of where the sign will be placed. Mr. Addington showed the Board a picture of the layout of the sign. The sign will be on the west side of I-94 facing westbound traffic (toward Chicago).

Motion to grant the variance contingent upon the receipt of an acknowledgement from the Norfolk Southern Railroad that the petitioner has permission to put a sign on this property was made by Mr. Kremke; second by Mr. Bell.

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Mr. Kremke– yes
Mr. Bell – yes
Mr. Stinson – yes
Mr. Huyser – yes

J. Finding of Fact

None

K. Update from the Board of Zoning Appeals Attorney

None

L. Update from the Board of Zoning Appeals Secretary

None

M. Adjournment

Motion to adjourn was made by Mr. Stinson; second by Mr. Bell. The Board stood in adjournment at approximately 7:38 p.m.

Henry Huyser
Chairman

Kara Mitchell
Secretary