

Town of Porter
Board of Zoning Appeals
Meeting Minutes
May 15, 2002

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

B. Pledge of Allegiance

Present: Mr. Chemma, Mr. Beckman, Mr. Niepokoj, and Mr. Bell. Absent: Mr. Childress. Quorum was established. Also present were Mr. Mandon and Mr. Hearn.

C. Consideration of minutes from previous meeting.

Motion to approve the minutes from the previous meeting as written was made by Mr. Bell. Second by Mr. Chemma. Motion carried 4-0.

Mr. Childress arrived after approval of minutes.

D. Audience Participation

None

E. New Business

None

F. Public Hearing

Chip Mang, Deer Creek Subdivision, lot 1, located on the west side of Wagner Road south of U.S. 20; request to build a garage before the home and build to a height of 27': Chip Mang present to speak on the request. Petitioner presented request to the board.

Public Hearing opened at 7:05 p.m. Comments from the public are listed as follows:

- Proponents: R. C. Lahayne, 601 Wagner Road: In favor of the request, will fit in the area.
Ruth Poparad, Wagner Road: In favor of the request, wondered about building plans. Also questioned how far from lot lines the secondary structure will be built.
- Opponents: James Wagner, 551 N. River Drive: Submitted petition signed by residents of River Drive in opposition to the request. The petition is part of record. Wishes the board to follow with the published ordinance.

Public Hearing closed at 7:20 p.m. Mr. Mandon recommended approval of the request to the board as the structure would not be readily visible and a significant distance from surrounding properties. Mandon also stated he recommended approval of the height request, but questioned the sequencing of the construction and recommended a time restriction for the primary structure to be built. He recommended a reasonable time of 1-2 years with possible extension.

Mr. Childress stated his concern with sequencing and the potential for the loft area of the secondary structure to become a

residence. Mr. Chemma indicated he was in favor of the height request of 27', but took issue with the sequencing. Mr. Bell expressed concern about the owners of the neighboring lots not able to remonstrate the request and does not agree with approving the request.

Motion to deny the petitioner's request by Mr. Bell. Motion died for lack of second.

Motion by Mr. Childress to approve accessory structure not to exceed 25' and minimum distance of 150' from lot line, and to deny accessory structure built prior to the primary structure. Second by Mr. Bell. A vote was called: Niepokoj – Yes, Bell – Yes, Chemma – No, Childress – Yes, Beckman – Yes. Motion carried 4-1.

G. Other Business

None

H. Adjourn

Motion by Mr. Bell to adjourn; second by Mr. Niepokoj. Meeting adjourned at 7:50p.m.

John Beckman
Chairman

Lisa Liebert
Secretary