

**Town of Porter  
Board of Zoning Appeals  
Meeting Minutes  
April 19, 2017**

- A. Meeting was called to order at 6:30 p.m.
- B. Pledge of Allegiance
- C. Roll Call
  - Present: Kremke, Huyser, Timm
  - Absent: Waechter-Versaw, Sexton
  - Also Present: Ms Frost, Ms. Sufana, Mr. Mandon, Mr. Barry
- D. Quorum-There is enough present for a quorum.
- E. Consideration of Minutes from March 15, 2017
  - Mr. Timm made a motion to accept the minutes as written from the March 15, 2017 meeting, Mr. Huyser seconded.
  - Motion approved 3-0
- F. Audience Participation-Jennifer Klug, 200 Franklin St, wasn't sure if she should speak now or wait until we talked about the letter of recommendation. Mr. Kremke said when we get to it.
- G. Old Business and Matters Tabled-NONE
- H. Preliminary Hearing
  - Benjamin & Lora Watkins, 955 Waverly Rd, Porter is requesting a rear yard setback variance of 24 ft +/- to build an addition to the Old Waverly Schoolhouse for a master bedroom, master bathroom, upgrading kitchen, and a garage. Looking for a little more square footage.
  - Mr. Barry states the main issue is previous owner chose Waverly Rd as the front yard if he had chosen the opposite way this would not be an issue.
  - Mr. Watkins said on the back there is a lean two that is going to come off. The garage will face Oakhill Rd. The addition will not take away from the ascites trying to enhance it.
  - Mr. Kremke states that we will need a firm amount on the square footage you are asking for.

Mr. Timm made a motion to set for Public Hearing at our next meeting, Mr. Huyser seconded.

Motion passed 3-0
- I. Public Hearing
  - 200 Lincoln St LLC/Kyle Kerr, 200 Lincoln St, Porter is requesting a Developmental Standards variance. He is requesting a 10 ft variance setback reduction from 20 ft for additional storage and inside parking.
  - Mr. Babcock is representing Ken & Kyle Kerr, they would like to put an addition on old building. In doing so they will need to get a little closer to the alley. The building is set further back from Lincoln then the other buildings.

Kyle Kerr, 209 Northview, Valparaiso, we started as a cleaning company and have grown to be a hood installer, and now a fire restoration company. The new building will be like a showroom to show people what they are getting. They employee 10 or less employees. The new addition will allow us to park our vans inside for over nights. They slab will only be used in quick in and out parking. The value on the improvement is +/- \$30,000.

They are not a general retail store they are more for restaurant.

The new extension will be made of block just like the building is.

Public hearing opened at 6:43 pm

There was no one present in opposition.

Jennifer Klug, 200 Franklin St, has live in Porter since the late 80's. She thinks it is good for our Town and likes the idea of restoring old historic buildings.

Public hearing is closed at 6:45 pm.

Mr. Barry comments all he has heard is all positive comments. Mr. Barry and Ms. Brueckheimer have looked at building and see no issues with granting the variance. The fact it is being fixed up is great.

Mr. Mandon asked about stormwater being it is going from  $\frac{3}{4}$  to about  $\frac{1}{2}$ ? Mr. Babcock states they will do what Mr. Barry requests.

Mr. Huyser made a motion to approve both the variance and also to accept the finding of facts, Mr. Timm seconded.

Mr. Timm seconded.

Motion passed 3-0

J. Other Business-Letter of recommendation on minimum square footage.

Jennifer Klug, 200 Frankin St, Porter, but was wondering if you are putting a recommendation that if a legal nonconforming building is destroyed or damaged more than 50% can go rebuild to the original footprint with having to get a variance. She thinks it is something that really needs to be put in the recommendation.

Mr. Barry states that what she said is a good idea and that we should research it.

Mr. Frost says the only thing that BZA can do is make a recommendation to the Plan Commission they are the ones to change the ordinance.

Mr. Huyser made a motion to table the letter of recommendation until the next meeting, Mr. Timm seconded.

Motion passed 3-0

Update from Attorney-nothing

Board Comments-nothing

K. Adjournment- 6:47 pm

Mr. Huyser made a motion to adjourn the meeting. Mr. Timm seconded the motion

Motion approved 3-0

Next Meeting will be held on May 17, 2017



John Kremke, President



Henry Huyser, Vice President



Ken Timm

Amy Waechter-Versaw

William Sexton



Tammie Sufana, Secretary