

**Town of Porter  
Board of Zoning Appeals  
Meeting Minutes  
August 20, 2014**

- A. Meeting was called to order at 6:30 p.m.
- B. Pledge of Allegiance
- C. Roll Call
  - Present: Kremke, Timm, Stronks, Barry, Sexton, Huyser
  - Also Present: Mr. Mandon, Ms. Sufana, Ms. Frost
- D. Quorum-There is enough present for a quorum.
- E. Consideration of Minutes from July 16, 2014-
  - Mr. Sexton made a motion to accept the minutes with changes from the July 16, 2014
  - Mr. Stronks seconded
  - Motion approved 5-0
- F. Audience Participation-none
- G. Old Business-nothing
- H. New Business-
  - Preliminary Hearing
    - 1. Developmental Standards Variance
      - John Rooney
      - 580 Pinecrest Dr Porter, IN 46304
      - 4' fence in front yard
      - Kari Campbell, owner also, lives in Marquette Point requesting variance for a 4ft fence in front yard. The house is on a corner lot and has two front yards. They would match neighbor's back yard fence. If the boards motion for a Public hearing please add more detail to findings of facts.
      - Mr. Timm made the motion to set for public hearing on September 17. Mr. Huyser seconded.
      - Motion passed 5-0
- I. Other Business-
  - Public Hearing
    - 1. Developmental Standards Variance
      - Tilden Enterprises INC(Paul & Mary Ellen Tilden and Arlene Tilden)
      - 340 Lincoln St Porter
      - Request rear yard setback reduced to 4ft 6 inches.
      - Paul Tilden representing Tildens asking for request rear yard setback reduced to 4ft 6 inches.
      - Open public hearing at 6:41 there was no one for or against variance. Public hearing closed at 6:42.
      - Mr. Stronks made a motion to grant variance subject to Plan Commission approval. Mr. Sexton seconded.

Mr. Stronks amended his motion to including the findings of facts. Mr. Sexton amended his also.

Motion passed 5-0

2. Developmental Standards Variance

Brian Marx

445 Franklin St. Porter

Request for a 6ft fence in front yard (side yard) towards Hageman.

Brian Marx is requesting a 6ft fence in front yard.

Open public hearing 6:44 there was no one for or against variance. Public hearing closed at 6:44.

Mr. Sexton made the motion to grant the variance including the findings of facts. Mr. Timm seconded the motion.

Motion passed 5-0

3. Developmental Standards Variance

Stephen Pease representing Charles Welter

1915 Dudley Porter, IN 46304

Yard setbacks less than 15'0' North and South. The correct address is 2915 Dudley

Mr. Pease is requesting, on behalf of Charles Welter, to change yard setbacks to make an addition and remodel existing house.

Public hearing opened at 6:49 p.m.- we received 3 letters prior to meeting that are against the variance Mr. Kremke read to audience(see attached)They are from Ms. Patricia Jorgenson, Mr. & Mrs. Timothy McGillen, and Ms .Linda Long. Mr. McGillen of 2902 & 2905 Dudley share 100 ft of lot line with Mr. Welter. He is concerned with more encroachment of his property. There was no one in favor of the variance. Public hearing closed at 7:02 p.m.

Mr. Timm commented that it is a nonconforming house on a nonconforming lot. Mr. Mandon states a few years back the Town of Porter created the Porter Beach Overlay committee to try and make recommendations so that everything is conforming in Porter Beach. As a result of those meetings a standard setback on all 4 sides and you need 3-25' lots to comply with setbacks. Mr. Mandon is hesitant to grant a variance on this project.

Mr. Sexton is not comfortable not knowing about grading or slope of property.

Mr. Stronks agrees with Mr. Mandon that all the work that has gone on with the overlay to just set aside when it specifically is addressed for this issue.

Mr. Kremke agrees

Mr. Sexton made a motion to deny variance that is requested. Mr. Stronks seconded the motion.

Motion 5-0

Mr. Kremke read the findings of facts for the denial of variance(see attached)

Ms. Frost read findings and made some recommendations for findings then after they agreed she reread them for board.

Mr. Sexton made the motion to approve the Board findings of facts for denial.

Mr. Timm seconded the motion.

Motion 5-0

Other Business- none

Update from Attorney-nothing

Board Comments-none

J. Adjournment- 7:31 pm

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

Motion approved 5-0

Next Meeting will be held on September 17, 2014

  
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President Date 9-17-14

  
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Secretary Date 9-17-14