

**Town of Porter
Board of Zoning Appeals
Meeting Minutes
July 17, 2013**

- A.** The meeting was called to order at 6:35 PM.
- B.** Pledge of allegiance
Roll Call/Determination of Quorum
Present: Mr. Sexton, Mr. Kremke, Mr. Stronks, Mr. Timm
Absent: Mr. Huyser
Also Present: Ms. Frost, Mr. Mandon, Ms. Campaniello
- C.** Motion to Accept Minutes From June 19, 2013
Timm Made said Motion.
Sexton Seconded.
All in Favor. Motion carries.
- D.** Audience Participation
None
- E.** Old Business
None
- F.** New Business
None
- G.** Preliminary Hearing
None.
- H.** Public Hearing.
A. Jesus (Jessie) Quiroga 35 Parc Aux Vaches Porter, IN 46304
Application for a developmental standard variance continuance. Mr. Quiroga approached the podium at 6:38PM. Quiroga showed the board and assessed value and not appraised value. Quiroga explained that the west side which is a lower side he doesn't want to affect the drainage. He also explained that it would obstruct viewing of the deep end of the pool which is typically were most accidents are likely. Also the bathrooms and showers would need to be on the Northeast side for easier access. Mr. Davies 1105 N. 100 E., Chesterton, IN 46304 approached and just said that there would be surface runoff that would in turn go into the pool and he be available for further questions once it was open for public hearing. Quiroga submitted a letter to read during the public hearing that he pulled off of the town of Porter website about code ordinance he submitted it with his proposal. Open to public at 7:04 PM. Cranky read a letter that that was in his favor as submitted by Hope Stobbe 135 Parc Aux Vaches, Porter, IN 46304. Next was the opposition, Deanna Lecy 201 Parc Aux Vaches, Porter, IN 46304. Town ordinances need to be addressed: 19 feet high section 31 will the*others* on Wagner Road also follow suit. Asked for denial of request. Mr. Mandon said the BZA's decision does not set a precedence, each applicant is looked at each one at a time individually. Next Mr. McCain 134 Arbore Croche, Porter, IN 46304, said he had to concerns one he wants no access to Wagner Road to make sure that it will be a pool house from start to finish. He always sees construction equipment and always looks rough. Next concern is lot number 19 in Bailey town has runoff it's knocking trees down destroying trees if he puts concrete pavers on Quiroga's property this will cause more flooding. Mr. Mandon said the designer the subdivision will handle this. Now anyone in favor an approach. Duane Dibble 249 Arbore Croche Ct. said . The tree line is the way and this will do nothing but increase property value and he doesn't have

a safety concern, the current inhibitor is more so than the proposed building structure. Dobula 1320 Wagner Rd. wonderful neighbors they're hard-working good people within by her side since February to help the father trying to get better they hope the best, Quiroga's have never bothered me. Dave Stobbe 135 Parc Aux Vaches, you are eager for my wife in the letter that was presented in he believes the placement of the pool house looks okay concerns to the neighborhood entrance he would like to have the trees cut down, go for it looks like a nice addition and has lots of passion he thanks them for all of his additions. Fred 1213 Wagner rd. have known the crib was for 21 years and is done everything according to the town safety and done all right. People are against him and still are started back when he wanted concrete instead of the blacktop and the courts agreed, and gave him concrete. They thought this would stop the bullying he was wrong. Jessie is a wonderful man we saw the whole house being built and it looks beautiful. Erminger 1012 Jean Baptist, not a personal issue with the to Bailey town to preserve the words the people built sheds etc. all against covenants. We are not to add stuff to the neighborhood the cookie-cutter effect and we will keep fighting for Baily Town and other people that go against the covenants. Public Hearing Closed at 7:43PM. Mr. Mandon said the final plat approval building lines in front of the building line essentially leaving to front yards there no setback issues additional variances would have to be approved before any changes can be made. Mr. Sexton asked if he can place conditions on the variance concerns etc. Mrs. Frost said you can put stipulations when you make a motion. Mr. Mandon said violations on property need to be taking care of but the conditions have been met in regarding this request. Mr. Timm made a motion to grant this variance requests with no entrance on Wagner Road and to accept the findings of fact that were amended on July 5 in the written form. Stronks seconded this motion.

Timm-yes

Stronks-yes

Sexton-yes

Kremke-yes

all in favor. Motion carries. Variance granted.

- B. 1240 Beam St. Ken Holevinsky owner. Owners address is 1903 Cheyenne Cir. Valparaiso, IN 46383. Holevinsky is looking to add that the property be available for residential use as well as small business. Current zoning will not permit this. He has owned for 18 years. He has tried to sell as a complete business but having difficulties with selling. Lot A & B together equal almost 1 acre. Sexton asked if we should add to the application inspection, this drew talks in Frost is concerned will not be able to be enforced. No way of knowing if a dilapidated property by the time it sells. Stronk's made a motion to grant the variance with a 30 day inspection and to get the findings of fact. Sexton seconded the motion. Kremke said Town official within 30 days not knowing when it will sell etc. Stronks made a motion to amend his motion to not include inspection. Again Sexton seconded. All in favor. Motion carries.

Adjournment at 8:20PM.

Motion made by Mr. Sexton

Seconded by: Mr. Stronks

President

date_____

Secretary

date_____