

MERRILLVILLE BOARD OF ZONING APPEALS
January 22, 2014
6:30 PM

The Board of Zoning Appeals meeting of January 22, 2014 was called to order by Chairman John Minchuk at 6:30pm and led the group in the Pledge of Allegiance. Members in attendance were Mrs. Krafft, John Minchuk, Chuck Stojakovich, Ric Holtz is not here right now but is running a little late, Tim Fortier. Staff in attendance was Dorinda Gregor, Attorney Touchette and Sedrick Green of Robinson Engineers.

MINTUES: None

2014 ELECTION OF OFFICERS: Chairman
Vice Chairman
Secretary

Chairman Minchuk said before we do anything else we are going to do our elections of officers. I would like a motion from someone besides myself.

Mr. Stojakovich made a motion we keep all officers the same for the year 2014. That would be Mr. Minchuk as Chairman, Mr. Fortier Vice Chairman and myself as the Secretary and we have our members Mrs. Krafft and Ric Holt.

Chairman Minchuk asked for a second.

Mr. Fortier said he would like to second that.

Chairman Minchuk asked all in favor. Motion is unanimous.

COMMUNICATION: Notification from Faegre Baker Daniels regarding the adoption by the Merrillville Redevelopment Commission for the expansion of the Mississippi Street Economic Development Area in the Town of Merrillville.

Mrs. Gregor said there is just that one that we need to put into the record about the redevelopment. IF you remember last at the Plan Commission level there was a resolution for this redevelopment area to be expanded so we just have to make sure that the Board of Zoning Appeals, the Plan Commission and the building officials are familiar with moving forward with that resolution.

Chairman Minchuk asked who does this. Who is this originally with?

Mrs. Gregor said this is with the legal counsel of Baker Daniels.

Chairman Minchuk asked what department does that comes under not the BZA.

Mrs. Gregor replied it is really the Redevelopment and Town Council.

Chairman Minchuk asked who is on the redevelopment commission

Mrs. Gregor replied the councilman. There are 5 selected councilman.

Mr. Fortier said so we are just verifying that we received notice of this is all.

Attorney Touchette said and what this did was move the TIF area out to Clay Street so they could use TIF money to repave Clay Street.

Mr. Stojakovich said Dorinda since we were not given a copy of the Resolution itself can you tell us what is in that resolution that we are agreeing too.

Mrs. Gregor said just what Attorney Touchette stated was that the TIF District has been expanded to Clay Street from 85th to I think 101st and that money once this goes to the approval process will be allocated to repave Clay Street. The whole area. It is in pretty bad shape. It is a two lane street. Not very many homes but it will service the purpose to get people home safely I think.

Chairman Minchuk asked if we need a vote on this.

Mrs. Gregor replied no this was just to notify everybody that it is moving forward to the Redevelopment Commission.

COMMENTS FROM CHAIRMAN:

Chairman Minchuk stated I call the case by case number and name of the petitioners I would ask that you come forward state your name and address for public record at which time you will be given an opportunity to present your case accompanied by any professionals that you may wish to have. After that we will have the open the case for further comment. If you are desirous of speaking for or against any case we ask that you please sign in at the registry in the center of the isle. We will have a question and answer period followed by a staff report pertaining to

each case presented this evening. We will also render a decision either for or against or a deferral for more information or other reasons which we will state. Would you please at this time silence any communication devices, cell phones or pagers. We will appreciate it. Thank you.

OLD BUSINESS

None

NEW BUSINESS

Z1uV1-0114 KEOUGH ENTERPRISES, LLC., PETITIONER & OWNER, Located at 2042 E 88th Drive (South Ridge Park) for a Variance of Use approval in an M-2 Limited Industrial Corridor Overlay District on 1.5 Acres for a proposed contractors office with outside storage

Richard Anderson 9211 Broadway Merrillville, Indiana. Keough Enterprises LLC is the owner of this lot (Map) this is the South Ridge Park Industrial Park. This is 89th which we all call it Harms Road. Basically it comes over the crest here and down around the corner. The proposed user is Keough Mechanical Corporation which started in 1946 and it is on Broadway across from the Y & W used to be. They have obviously outgrown their space and so now they are into the 2nd and 3rd generation of the corporation and they would like to stay in Merrillville and so what they would like to do is build a new corporate headquarters here. The issues that are involved in this lot is that the first 300 feet and when we say 300 feet you have to count the 40 feet that is in the roadway is M-2 which is an upgraded industrial

And then behind that the rest of the entire subdivision is an M-1. Part of the area that we are talking about here is M-1 and part of it M-2. One of the variances that we are requesting. In your packet you got copies of this so you have seen the drawings so basically what happens on the location of the lot you have 3600 square feet of office and then you have 8000 square feet of warehouse and if you start with a 66 foot setback from the lot line so then you would have 40 feet to quote unquote to the center of the street but I don't think Harms Road is 80 feet so somewhere in there more of it is on the grassy side than the road. Basically that takes you about 106 feet and then from there you have 60 feet of office 100 feet of warehouse and the reason for the first and if it is ok with you I will talk about both petitions and you can vote on them separately because they are handled differently. The use variance because you always want your contractors yard to be attached to your building because if you look at the drawing of the back of the building basically there is a big door you always put the fence everything right attached to that. When you get out this far this is 259 feet if you noticed on your drawing to this line. We have 260 we have a discrepancy road right of way of 40 or 41 I have seen drawings that show both so there might be a foot here or there. So there is about a 40 feet give or take in the back that is still an M-2. The contractor's yard will be bigger than that. A lot of it will be in the M-1 but we need the little bit that is in the M-2 to be approved as a variance because you can't have outside storage of a contractors yard in an M-2 so that would be the use variance and since it is a use variances you give a positive recommendation to the Town Board and then the Town Board approves Use Variances from the zoning. The 2nd petition which is number 2 on is now there is a laundry list of things and a lot of them and I am going to skip over the first one for a second because there is a different drawing for it and then we will come back to it. To allow the rear 100 foot portion to be metal with landscaping. What we have done is try and landscape this area. You see down here the first part is an office building we are sitting fairly back off of Harms Road as it is because of the 60 foot setback then you have the office building of the setback so we are talking about 120 from the lot line or the center of the road probably closer to 106 feet so we are asking for is metal siding along the wall of the warehouse only. The office building will look like any other office building. It is actually going to face if you look at the drawings the entrance is going to face here and then if you look at the pictures down below you can see the view that will be shown from Harms Road with the windows. So to allow an outside storage area to be in a side yard and to allow semi-trailers to exceed the height of the fence basically we are talking about again is the small area in the M-2. Once you get to the M-1 all of this is ok and one of the reasons it is side yard vs we would say this is our front door but on a lot on the corner you have two front yards so that is why all of a sudden it becomes a problem as far as where we are showing this on the site. So that would be the variance again in that 40 feet plus or minus right in there. Again in a M-2 you are supposed to have wood fencing along the fence so what we are purposing is we will put chain link along the west side and of course the north side and then on the east side we will stick with the wood that is required by the M-2 so we are basically just be the other two sides that no one is going to see and as you saw with the subdivision drawing we basically back up to another lot inside of the industrial lot. Then the last which is something that will come up at the Plan Commission because of the size of the lot and the length of the lot what the Plan Commission will separate the lots into two so that therefore there will be two lots instead of one and we don't meet the requirements of the M-2 right now for the 2.5 acres so that is the reason for Variance number 1 when you go back up to the top so it has to do with the subdivision of the lot.

Chairman Minchuk is going to have Dorinda read her staff report.

Mrs. Gregor read the staff report for both petitions. Vote on each variance request separately.

Chairman Minchuk asked if there are any questions from the BZA members. I have one are there going to be semi's going up and down Harms Road.

Mr. Anderson replied yes but not a lot of them. But there are now that is the same this is an industrial park. So I mean you have Gough Construction is already there and Lindco is already there.

Ms. Krafft asked they would be parking there on the property. The semis.

Mr. Anderson replied yes. We are talking about semis if you go to a construction site you will see a Keough truck sitting usually at a school.

Chairman Minchuk replied it is a box truck not a semi.

Mr. Anderson said it is actually a construction trailer but we would hook it up to a semi so you could call it a semi-trailer.

Chairman Minchuk said you are familiar with Harms Road aren't you Chuck. You know what I am talking about you have the curve and the hill a lot of accidents on Harms Road.

Mr. Touchette said isn't there something like a semi terminal place to the north.

Chairman Minchuk said what I am saying is we are adding more and that was kind of my concern.

Mrs. Gregor said the north of Harms Road as it goes diagonally is that what you are discussing. I can't picture where there is a terminal out there.

Mr. Touchette said it is before you get to that it is after you get onto Harms Road it is a little bit north.

Chairman Minchuk said we are talking about the curve there on the west side or the east side I am sorry.

Mrs. Gregor said I don't know of a terminal over there. Not in Merrillville it might be in Hobart.

Chairman Minchuk said on the west side right across on Mississippi there are all kinds of terminals in there on the west side. See come down Mississippi and before you turn on Harms Road if you turn right all the truck terminals and a lot of businesses.

Mrs. Gregor said that is an industrial area. Ok

Mr. Anderson replied it still exists so I mean it is zoned.

Chairman Minchuk said that is what I am trying to get to how heavy the traffic will be.

Mrs. Gregor said I think that what Mr. Anderson is stating is that the construction trailers or the semi-trailers will be used for onsite construction. Let's say that Keough has a job that they are going to be doing and they are going to place their tools in there and their material whatever it is on site at where they are working at.

Mr. Anderson replied that you don't need more than a few semis. I don't know how many they have.

Chairman Minchuk said I am with the fire department and I don't know how many accidents that I have been to on Harms Road both sides east and west. I know how bad the road is that was my only concern.

Mr. Fortier said it has been repaved in the last couple of years.

Chairman Minchuk said do you think that will make it worse.

Mr. Fortier said we don't have a call on that because it is an industrial park. We can't limit the traffic on it.

Mrs. Gregor said all the entire area is classified M-2/M-1 Industrial. Whether it is currently used as residential it is still zoned the M-2/M-1 zoning district.

Chairman Minchuk said you answered my question I am fine with that. Thank you

Mr. Fortier said you already have access there is a road cut off of Harms Road into the development now.

Mr. Anderson replies yes, it is a subdivision. What we do is once you get your building permit is at the time you get your building permit you show the cuts but since were actually showing a purposed the cut is going to be there.

Mr. Fortier said so it is not there presently it will be added.

Mrs. Gregor said it is within South Ridge Park development it is not off of Harms Road.

Mr. Anderson said there is no restriction where it can go but it is going way back here.

Mrs. Gregor said they have a no access on Harms Road.

Mr. Fortier said that was my question. There wouldn't be another cut on Harms Road.

Mr. Anderson said that would be pretty hard because that is at the crest of the hill.

Chairman Minchuk said exactly that is what I am talking about.

Mrs. Gregor said there is not access along that frontage.

Chairman Minchuk said that would be on the east side. Any other questions. Anybody else got anything. Audience is there anyone for or against. Not seeing any do we have to go one by one? Mr. Attorney how should we do this.

Mr. Touchette said I think that you do the Use Variance 1st.

Mr. Fortier said I would like to make a proposal that we provide a Variance for Case # Z1uV1-0114. Now since this is going to get rezoned do we need to add for this petitioner, at this location for this use only.

Mrs. Gregor said then this will move forward to the Town Council.

Mr. Holtz seconded the motion.

Chairman Minchuk asked for a roll call vote.

Mr. Fortier yes, Mr. Holtz yes, Mrs. Krafft yes, Chuck Stojakovich yes and Mr. Minchuk yes.
Motion carries

Chairman Minchuk said let's move on to Z2V1-0114. Should we take each one separately?

Mr. Touchette replied yes because if you don't approve one...

Z2V1-0114 KEOUGH ENTERPRISES LLC., PETITIONER & OWNER, Located at 2042 E 88th Drive (south Ridge Park) Variance approval in an M-2, Limited Industrial Corridor Overlay District from the following:
Sec. 137 to reduce the required lot area from 2.5 acres to 1.5 acres
Sec. 21-119 (4) to allow the rear 100' portion of a proposed building to be metal with landscaped screening
Sec. 21-119 (3) to allow an outside storage area to be in a sideyard and to allow semi-trailers to exceed the height of a fence
Sec. 21-110 (2) to allow chain link fencing to be installed on the north and west sides of lot with the east side being a wood fence at least 6' high
For Keough Plumbing Corp., and operating facilities.

Mrs. Gregor said now once again this is so that down the road the owner of the property can subdivide the property at the Plan Commission level.

Mr. Holtz said I have a question on that one. Which is going to be the larger of the two the one that you are putting the building on...

Mrs. Gregor said the front section.

Mr. Anderson replied one is 1.77 and the other is 1.18. Actually in the M-2 we don't need it even if you left it the way it is now because the M-2 only goes back 260 feet so we don't need the 2.5 acres as we sit here tonight even if we never subdivided. So we need that in order to build the building. It is just the way this got. Nobody thought about when they chopped and took a line and drew it through the subdivision and said the first 300 feet is going to this and the rest of it is going to be something else. This lot happens to be 615 feet deep and 260 feet which is in the wrong...it is in one zoning

Mr. Holtz said so far as the building would meet typical requirements whether it being M-2 or M-2.

Mr. Anderson said the setbacks will be met.

Mrs. Gregor said that is why the additional variances because portions of the building is in M-2 and portions are in an M-1. This is an unusual lot.

Mr. Touchette said so are you talking about the subdivision because they are thinking about selling off the back lot.

Mr. Anderson replied or develop it.

Mrs. Gregor said as you can see the rear portion will all be all in an M-1 zoning district and that will meet the code.

Mr. Anderson replied which most of the lots in the subdivision are.

Mrs. Gregor said the interior lots are all in M-1 yes. They just wanted a more professional appearance going down Harms Road.

Mr. Holtz said it is like the 4 Seasons being in two different counties.

Chairman Minchuk said did someone make a motion.

Mr. Anderson said if it were all M-2 I wouldn't be here.

Mrs. Gregor said because the M-2 doesn't even meet the requirements for the acreage it doesn't meet it. He would still have to go through this approval for the variance.

Mr. Holtz said if it was a M-1 the 1.77 is sufficient size too. Ok

Chairman Minchuk asked is there any other questions before we get a second.

Mr. Holtz said we don't even have a motion on this one. We are doing each one separately.

Mr. Fortier said I would like to make a motion on case Z2V1-0114 for Sec. 21-137 that we allow the variance.

Mr. Stojakovich seconded the motion.

Chairman Minchuk asked for a roll call vote

Mr. Fortier yes, Ric Holtz yes, Mrs. Krafft yes, Chuck Stojakovich yes and Mr. Minchuk yes.

Chairman Minchuk said next Sec. 21-119 (4) to allow the rear 100' portion of a proposed building to be metal with landscaped screening. Any questions.

Mr. Anderson replied there will be trees and bushes along.

Mrs. Krafft asked if it would be entirely metal

Mr. Anderson replied the whole front is not that is the office building. It is going to be a warehouse so basically if you looked at the drawing you would see the windows on the side too.

Mr. Fortier asked it will be comparable to the other buildings in the development correct.

Mr. Anderson replied yes now Gough is solid brick so that the developer of the park but Lindco yes

Mr. Fortier said which is closest to you.

Mr. Anderson said I think that it is the 3 of them there right now.

Chairman Minchuk asked if there are any other questions. Any objections from the audience. No body

Mr. Fortier said I would like to make a motion on case Z2V1-0114 Sec 21-119 (4) of this variance.

Mr. Holtz seconded the motion.

Chairman Minchuk asked for a roll call vote

Mr. Fortier yes, Mr. Holtz yes, Mrs. Krafft yes, Chuck Stojakovich yes and Mr. Minchuk yes.
Motion carries

Chairman Minchuk said Sec. 21-119 (3) to allow outside storage area to be in the sideyard and allow semi-trailers to exceed the height of the fence. Again we are talking about one or two semis but mostly box trucks. Any questions.

Mrs. Krafft said they don't really look like a semi.

Chairman Minchuk said I went by there and most of your trucks there were the 20-30 foot box. Semi-trailers are not much smaller but they just look different. Box trucks are seen running up and down the street every day.

Mr. Anderson said plumbing contractors use them for storage like when you are building a school. The more valuable the [piping the more you want to lock it up in a storage unit rather than lay it out on the site because it will have legs and walk away during the night.

Mrs. Krafft asked Sir can you tell us how many.

Mr. Anderson said it depends upon the business at that time. Right now probably not more than 3 or 4. Right now they are being parked behind the building on Broadway. That is where the area is now and there hasn't been a problem there.

Mrs. Gregor said can you state whether they are going to vacate the building on Broadway once they construct the new site.

Mr. Anderson replied yes.

Mrs. Krafft said so the semis and the boxes are going to be there

Mr. Anderson replied that some of the trucks are going to be in the building. There is going to be 8000 square feet inside of the building. Any truck that you can bring into the building at night you are going to do to because you are trying to take care of your equipment.

Chairman Minchuk said they have expensive things on top of the beds or whatever that you need to lock up.

Mr. Krafft said I hope you are very successful.

Mr. Holtz said you are not looking to just have a storage trailer out there just to be sitting.

Mr. Anderson replied no and basically we are only talking about the first part of the storage area and the rest is already approved. I got this little window between the building and the M-2 zoning and the part of the storage area

that we wouldn't even have this discussion. It is kind of a catch 22 that they got themselves into because of the chopping of the zoning. Because in the M-1 they would have been able to do this anyway. So if they back them up into the M-1 part then it isn't even part of this.

Chairman Minchuk asked if anybody have any questions. Anyone in the audience. I need a motion on Sec. 21-119 (3)

Mr. Holtz said I would like to make a motion to accept Z2V1-0114 for Sec. 21-119 (3) to allow outside storage area in the sideyard and to allow trailers to exceed the height of the fence.

Mr. Fortier seconded the motion.

Chairman Minchuk asked for roll call

Mr. Fortier yes, Mr. Holtz yes, Mrs. Krafft yes, Chuck Stojakovich yes and Mr. Minchuk yes.
Motion carries

Sec 21-119-2 to allow chain link fencing to be installed on the north and west sides of Lot with the east side being a wood fence at least 6' high.

Chairman Minchuk stated questions.

Mr. Holtz said you are saying the north fence will basically the line where you are going to subdivide.

Mr. Anderson replied yes and the wood is going to be up against where the street comes around. So on the street side there will be a wood fence which is the M-2 fence and the back side which is falling off the hill to the wetland that always has water in it.

Mrs. Krafft said there is a wood fence 6' high. Is it solid?

Mr. Anderson said yes that is required by the M-2 over the M-2 area and it is on the east side. You are not going to see that from the street.

Mr. Holtz asked Dorinda if you can put the fence anywhere on the property. It doesn't have to be on the property line.

Mrs. Gregor said you can put a fence on your property at your home. Except the front yard. If you wanted to put it right down the middle.

Chairman Minchuk asked if there are any other questions. Anybody in the audience have any questions or concerns. I would like to get a motion on Sec 21-119-2 to allow chain link fencing to be installed on the north and west sides of lot with the east side being a wood fence at least 6' high.

Mr. Stojakovich said Mr. Chairman I would like to make a motion that we do accept Z2V1-0114 Sec 21-119-2 to allow chain link fencing to be installed on the north and west sides of the lot with the east side being a wood fence At least 6n foot tall.

Mr. Fortier replied I would like to second that.

Chairman Minchuk asked for a roll call vote.

Mr. Fortier yes, Mr. Holtz yes, Mrs. Krafft yes, Chuck Stojakovich yes and Mr. Minchuk yes.
Motion carries

Mrs. Gregor said with the condition for this petitioner only at this location only and for this use only.

Chairman Minchuk said we will add the condition for this petitioner only at this location only and this use only.

Z3E1-0114 JAMES JABAAY, PETITIONER AND OWNER, Located at 8120 Grant Street for a Special Exception approval in a C-3, Highway Commercial zoning district to allow outdoor display of vehicles on a previously approved indoor used car dealership.

James Jabaay resides at 13301 West 90th Avenue, St. John Ind. Approximately 4 years ago I came to you guys and we have been operating in Merrillville for those 3 ½ to 4 years and with the current zoning we have been operating with all of our vehicles in the building and we would like to expand that to outside which would include us being there more often. We are there by appointment all most all of our business in Merrillville is done through the internet and so we are often open most every day but all of our business is done by appointment there and in the future we intend to be open regular hours and display vehicles outside so that people that are driving by are aware that we are open car lot so we could draw more people from the area and be more obvious that we exist there.

Mrs. Gregor read the staff report. The conditions if approved for this petitioner only, at this location only and for this use only. No outside storage of discarded parts from vehicles nor any inoperable vehicles, no mechanical repairs or maintenance on vehicles on site and those were some of the conditions on the previously approved petition.

Chairman Minchuk asked is there anybody that you would like to add to that. Anybody for, questions

Mr. Fortier asked if there is going to be any fencing put up.

Mr. Jabaay replied we will probably put some poles around the property and then gates at the two entrances just for security purposes.

Mr. Fortier said and that is allowable.

Mrs. Gregor replied yes

Mr. Holtz asked if there would be any lighting.

Mr. Jabaay said that we haven't decided yet. If we had to add lighting it would probably only be on the west side of the building depending upon how we have to utilize it. There are lights on the building that shine on the lots so it is pretty well lit. We are not sure whether we need more lighting or not.

Mrs. Gregor said he would have to follow the code for the lighting anyway. Down face lighting and it can't leave the property limits. Currently that property on the west side is vacant.

Mr. Jabaay said correct and that will actually stay because there is a retention pond on the other side of that hill that is there.

Mrs. Krafft asked if it is enclosed with fencing.

Mrs. Gregor replied not now.

Mr. Jabaay replied not currently. Right now it is just curbed all around but there is like a 6 or 8 inch curb but it is not fenced in at present. We would do some kind of security poles in the ground.

Mrs. Krafft said so that nobody comes in at night.

Mr. Jabaay said you can gate it but people can still walk in obviously.

Chairman Minchuk asked what kind of vehicles do you sell.

Mr. Jabaay replied we sell a little bit of everything. That property has mostly high line and sports cars. Some sport utility vehicles but

Chairman Minchuk said I went there to look and I saw some very high priced vehicles I mean top of the line vehicles sport cars. So we aren't talking you are not selling no Hugo's or something like that.

Mrs. Gregor said he keeps the property immaculate.

Chairman Minchuk said I go by there every day.

Mrs. Krafft said so you would have some kind of security system so no one wants one of these beautiful cars.

Mr. Jabaay said we have security inside of the building. The outside we would put security gates at the entrances and then line the property all with about 3 foot high poles or whatever is appropriate.

Mr. Holtz asked if the 10 parking spaces...

Mrs. Gregor replied sufficient yes.

Chairman Minchuk asked if there are any other questions. Any in the audience anything for or against. Just remember I go by there every day.

Mr. Jabaay replied stop in. We have a little bit of everything.

Chairman Minchuk said can I get a motion if there are no other questions.

Mrs. Gregor said anyone from the audience.

Chairman Minchuk said I already asked that.

Mr. Stojakovich said I would like to make the motion Mr. Chairman that we do except Z3E1-0114 with the conditions that were previously read out by Dorinda. That would be for this petitioner only, at the location only and For this use only. No outside storage of discarded parts from vehicles, nor any inoperable used vehicles, no mechanical repairs or maintenance on site.

Chairman Minchuk asked if Mr. Jabaay is ok with that.

Mr. Jabaay replied certainly.

Mr. Holtz seconded the motion.

Chairman Minchuk asked for a roll call vote.

Mr. Fortier yes, Mr. Holtz yes Mrs. Krafft yes, Chuck Stojakovich yes and Mr. Minchuk yes.
Motion carries

Mrs. Gregor said this will move forward to the Town Council.

Mr. Jabaay asked when will that meeting be.

Mrs. Gregor replied I will call you.

Z4E2-0114 IMMANUEL GOMEZ, PETITIONER,

MARYANN WILCZYNSKI, OWNER, Located at 1205 West Lincoln Highway Suite 9 for a Special Exception approval in a C-3, Highway Commercial Zoning District for a church to be known as One New Man Temple of Hope Inc.

Immanuel Gomez 8411 Marshall Street Merrillville Ind. I am new to this..

Mrs. Gregor read the staff report. If approved for this petitioner only at this location for this use only.

Chairman Minchuk asked for questions from the board.

Mr. Fortier said I am kind of confused as to what we are looking at here. Is it a youth center, a work out center?

Mr. Gomez said no it is a church but we would like to offer different ministries to our members and what it is we teach the Hebrew roots of the Christian faith and we would hold Saturday services and then we would offer programs to the youth and Bible study through the week. So it is just different ministries. It is church but offering different ministries to.

Christine Gomez said that we are just a smaller church. They just have their different nights instead of mixing the teen agers with the adults instead of mixing the adults all the time.

Mr. Fortier said I just wanted to be clear on what you want to use the building for.

Mrs. Gregor said once again this is only for their congregation. They are not going to open it up to the general public.

Mrs. Krafft said your membership is at 23 right now.

Mr. Gomer replied yes mam

Mr. Touchette asked if you are anticipating expanding your membership.

Mr. Gomez said whatever God gives us.

Mr. Touchette said I am kind of curious what this building would support as far as numbers.

Chairman Minchuk said you are open to the public. The public can join right.

Mrs. Gregor said there is another church located there. There is a dance studio, there is a Montessori school that is located in this building and this church and there are a couple of vacant units currently.

Chairman Minchuk said we are looking at the vacant unit right.

Mrs. Gregor replied yes.

Chairman Minchuk asked if it has been approved by the Fire Marshall. Has our Fire Marshall gone in there and checked it out.

Mrs. Gregor said they are just going through the approval process. Our Fire Marshall gets all the reports yes so I am sure that he will follow up before the Town Council meets.

Mr. Krafft said you want to give the young people something valuable in their lives.

Mr. Gomez replied yes Mam we want them to grow spiritually and we want to bring out the best in all of our congregation youth, elderly whatever age it doesn't matter. We feel that their spiritual walk is very important and that we has their shepherds bring out the best in them.

Chairman Minchuk said there is a church already in that building.

Mrs. Gregor replied yes there is and a school.

Chairman Minchuk said there is no way that you could combine with them?

Mr. Gomez replied no sir. It doesn't conflict with them we meet on Saturdays and they meet on Sundays.

Mr. Fortier said there is a single bathroom and you are planning kitchen facilities also.

Mrs. Gomez said the kitchen is a small kitchenette kind of thing. That is something that we can't afford right now but yes eventually.

Mr. Fortier said there is a single restroom in there.

Mrs. Gomer replied yes it is a handicapped accessible one.

Mrs. Krafft said do you have signs that indicating that is what you have there.

Mrs. Gomez replied do we have a sign that says what I am sorry.

Mrs. Krafft asked do you have some signs that indicate....

Mrs. Gomez said in our windows. We can't afford the kind with the big bright lights.

Mr. Gomez said in the window to let people know yes what we are about.

Chairman Minchuk said any other questions. Audience anybody.

Sedrick Green with Robinson Engineering. You are going to be occupying an existing church that is already meeting in that.

Mr. Gomez said we were meeting at Suburban Bible Church for 6 years and their church now needs the facility on the days that we meet so we are now looking to have our own facility where we can meet at.

Mr. Green said for the different activities that you are proposing to do you are just going to go in a rearrange furniture. You aren't going to do any other type of

Chairman Minchuk said they want their own vacant place. They are not going to combine with the other church.

Mr. Green said I am still trying to understand what are they exactly doing. Are you going to go in an do renovations or

Mrs. Gomez said the whole plan I don't know if Dorinda passed out one but it is just wide open 1300 square feet with a bathroom and all we put are just little tables and chairs. It is just a blank slate. We are not putting walls up or anything.

Mr. Green replied ok.

Mrs. Gregor said tables and just chairs brought in.

Mr. Gomer replied yes.

Mrs. Gregor said if you do any interior remodel like adding the kitchenette where you need additional plumbing that does require separate permits.

Mr. Green said Mr. Chairman I just wanted to make sure they just follow the occupancy requirements for that size space.

Chairman Minchuk said that is what bothers me. With more members it will get bigger.

Mr. Touchette stated that was what the nature of my question was about you expanding and you are 23 now. Does this top off at like 50 people or I guess Fire Code would put a maximum limit on it.

Mr. Green said I think that they should declare what the max and I know it is going to be set but declare what all uses they are going to have so for the different uses but the Fire Marshall can set the number of occupancy.

Chairman Minchuk said I would like to ask the board to move this on and bring it back again because there is a lot to be looked into on our part and your part. I think that you really need to look into your capacity your people that are handicapped you are going to have to look at your fire codes. I mean if you are going to expand even a little bit the safety of people really comes first your congregation not only now but in the future. If something happens will

they be able to get out are both exits open. Is it marked so it needs to be inspected? I am just asking the board it is their decision. This is my personal request that you get together with Dorinda and get a lot of this done before we give you the actual ok to have it. If that is agreeable I am fine with that. It is up to the board. I need a motion from the board with direction they want to go to.

Mr. Fortier said so the reason we are looking for this exemption is because it is titled a church. As far as the building itself occupying people there is no problem with that. It is an open space that is to be utilized as the tenants wished to be utilized. They just happen to be titling it a church.

Mrs. Gregor said now because this is a business center there may be a question about the use with the State of Indiana with a change of use. Now that change of use going from commercial being retail or office to a actual church maybe something in question.

Chairman Minchuk said would you be I let the board decide but to defer this to next month and you get together with Dorinda and figure out what exactly what you are going to need and you should do so you have all your ducks in a row because you do have to go to the Town Council right.

Mrs. Gregor said they will move forward to the Town Council.

Chairman Minchuk said if you move to the Town Council and there are no answers then there is no approvals. Whether we say yes, no or whatever it doesn't matter when it gets to the Town Council. So I think for your good please sit with Dorinda and she will help you get your ducks in a row. This way we could go along with it even though we deny it goes to the Town Council and they can pass it. See what I am saying.

Mrs. Gomez said I am trying to understand what exactly you guys what else you need.

Mrs. Gregor said I think that it is more on the fire code.

Mrs. Gomez said so it is from the Fire Marshall.

Chairman Minchuk said let Dorinda sit down and she will give you a list of what needs to be done and let her help you with this. I would rather do that and when you come back next month. One person can't make that decision it has to be the whole board or the majority of the board. That would be my suggestion please sit with her and find out what is going on. Is it too late for next month's meeting or what?

Mrs. Gregor said we aren't going to have a meeting next month.

Mr. Fortier said we will be looking at a 3 month delay.

Mrs. Gregor said the next meeting will probably be in March.

Mrs. Gomez said in the meantime will we be able to function.

Mrs. Gregor said has the church Suburban told you that you need to leave their facility at a certain date.

Mr. Gomez said yes they did at some point yes they did.

Mrs. Gregor asked but did they give you a date.

Mr. Gomez said by January 1st of this year.

Chairman Minchuk said Counselor and suggestions.

Mr. Touchette said you could pass it on to the Town Council I guess with the recommendation that they get with Dorinda and make sure they are ok with Fire Code and emergency exits. There has to be some kind of capacity set.

Mrs. Gregor said the capacity I can understand. The Fire inspector will not go into the building until they have been approved. So he will not review anything. He can maybe suggest at each doorway that you have your emergency lighting that is battery backed up with hard wire or whatever. Your fire extinguishers at a certain location. The State may have a question on the use. Changing from an actual commercial use to something as a church.

Chairman Minchuk said we are not saying no and we are not saying yes. We will refer this to the Council with no decision at this time. You need to sit down with Dorinda and get your ducks in a row. It is up to the Council anyway that is your last step.

Mr. Fortier asked do you know if there was a number set on the Montessori school or the Christian Worship Center.

Mrs. Gregor said right off the top of my mind I don't know.

Mr. Fortier said I think that we would be hard pressed to deny a proposal at the same stipulation weren't set on the other businesses.

Mr. Touchette said as a matter of the Fire Law that every building has a capacity. Almost any place that you go that is a public meeting place there is a capacity limit of the number of people that come in the room. I think that every public building is subject to that limitation.

Chairman Minchuk said Dorinda said it might be a problem with the State.

Mr. Fortier said which again we are looking at whether or not we can provide them a variance that can be titled a church.

Mr. Gomez said a worship center.

Mr. Touchette said Mr. Chairman I think there is someone in the audience that would like to speak.

Chris Badger with Badger Engineering and the two things that you are going to be stuck with are the distance. This building appears to be 20 feet wide by 65 feet long for 1300 square feet which means it would be less than 150 feet required by Fire Code. Secondly you have to have two means of egress so you may have to fix the rear door with a push bar. If it was a commercial group then has probably a lockable back door which you can't have because you have to have a push bar. Secondly if it is was a commercial establishment it may have an older handicapped facility but it would have had to be handicapped available even back in the 80's since it only had one bathroom. The third thing is it is a classroom you are going to have 15 square foot per occupant which would be 86 and if you had seating like this it is 7 square feet which would be 136. So I would say if you limit him to about 80 you are going to be well saved. Most of the time fire codes they don't look at anything under occupancy under 50 for churches they look at it but it is not a stringent when you get above 50 is when they get stringent.

Chairman Minchuk said at some point it may be above 50. You could get up as high as 50.

Mr. Gomez said to be honest we don't really foresee getting even anything past 50 to be honest with you.

Mr. Holtz said Dorinda that little church right around the corner here how big was that office building or was that

Mrs. Gregor said that was kind of large it was 2000 square feet.

Mr. Touchette said I think that they were only like 10 or 11 people.

Mrs. Gregor said their capacity was very limited. They only have a real small congregation.

Mr. Gomez said that is how we foresee ours. We don't see becoming anything huge or big. We are not looking to be a mega type church we just want to meet in fellowship.

Chairman Minchuk said I understand the youth programs, workouts it can expand.

Mr. Gomez said we are only open to members.

Chairman Minchuk said your membership can expand is what I am saying. Your congregation can expand.

Mrs. Gregor said the Board of Zoning Appeals has a responsibility for the safety of your membership.

Chairman Minchuk said your congregation or membership whatever it is. We feel that we should be responsible for them and their safety. That is exactly what I am looking at nothing else.

Mr. Touchette said even if you pass it on tonight it sounds to me that you need some type of emergency exit in the back with a push bar on it some looking into the handicapped accessibility of a bathroom.

Mrs. Gomez said we are both handicapped so we go in there with wheel chairs. It has the bars the high seats that is the only reason we would have gone there.

Mr. Gomez said it has the bars and all of that. There are two doors one facing one way and the other the way.

Chairman Minchuk asked Dorinda what about the State.

Mrs. Gregor said the use changing from like a business center a retail to a different type of use such as a church. As Mr. Badger mentioned there may be a limit on that if it is under so much. The State may not look at that as a detrimental issue.

Mr. Touchette said I think he said 80.

Mr. Badger replied 86 would give you 15 square feet per person and then you would have plenty of room to do whatever you needed. Fifteen feet for exercising is a fair amount even if you are doing aerobics.

Mr. Touchette said so if you were to agree on some kind of limit on the capacity I think that you could go ahead and not worry about the state then. If you went tonight and you said we won't grow over 40 or 50 would that be ok with you folks.

Mr. Gomez said if we grow over 40 max.

Mrs. Gomez said we don't want to be squished in there with wheelchairs. The back and front entrances are completely open. There are no steps or anything like that. It is just straight out.

Mr. Touchette said so if you have a limit of 40 a maximum of 40 in your congregation that would avoid having to go to the state for approval.

Mrs. Gregor said as Mr. Badger stated probably 50.

Mrs. Gomez said 50 would be fine.

Mrs. Gregor said if you reach that limit then you probably start looking for a bigger facility.

Mr. Gomez replied absolutely. But we don't really foresee it getting bigger than 50.

Mr. Touchette said the main concern would be a panic bar on the back door.

Mrs. Gregor said just some fire code.

Mr. Touchette said that may want to make it a condition.

Mr. Gomez said we have exit lights.

Chairman Minchuk said you have to have fire extinguishers which have to be marked and again your push panic door in the back.

Mrs. Gomez said so you want us to get the ones that you push the bottom on.

Chairman Minchuk said the best thing is to talk with somebody that can help you.

Mr. Fortier said there are going to be specific guidelines that are going to be required and to get occupancy you are going to have to meet those requirements. So if we give them an approval on the Variance tonight you still have other hoops that you have to jump through.

Chairman Minchuk said we are trying to help you.

Mr. Gomez said we want to do right.

Chairman Minchuk asked if I could get a motion with limitations. You cap at 50 on your occupancy.

Mr. Fortier said I would like to make a motion on case Z4E2-0114 to approve the Variance for a Church at this facility under the stipulation that the congregation does not exceed the number of 50. For this petitioner, for this use and at this location only.

Mr. Holtz seconded the motion.

Chairman Minchuk asked for a roll call vote

Mr. Fortier yes, Mr. Holtz yes, Mrs. Krafft yes, Chuck Stojakovich yes and Mr. Minchuk yes.
Motion carries

Chairman Minchuk said and again talk to Dorinda please.

Mr. & Mrs. Gomez said thank you.

Z5E3-0114 MICHAEL KALOGERAS, PETITIONER

WANDA BELLICH, OWNER, Located at 7602 Broadway for a Special Exception approval in a C-3, Highway Commercial Zoning District for the expansion of an existing restaurant (The Delta Restaurant).

Chris Badger with Badger Engineering and I am located at 990 West Oak Street in Zionsville, Indiana. I braved the treacherous highway I 65 on the way up here with two accidents and still made it on time luckily. Has everyone been to or seen the Delta Family Restaurant.

Chairman Minchuk said before you have to go in I want to explain Chuck and I both where you here for the last one when they first opened up. That place was torn down torn up and he repaved it everything restriped cleaned up the building and cleaned up the front. As far as I am concerned but it is up to the rest of the guys the board. We've seen that place go from a nothing torn up building to a very nice building with a lot of people coming in there from different areas where before. Where you had nobody coming in there for anything. Two or three or four cars for the cleaners or whatever but since last year when he redid it what an improvement and that is just my side of it and how I feel about it.

Mr. Badger said I can't get a better endorsement than that. First of all I would like to tell you that we are expanding to the south and the existing kitchen and dining will be expanded. There are going to be two doors and they are going to be fire doors so that we don't have to have sprinklers and again it is about the fire code. We also have rear exit and a front door exit. Neither one of those are going to be used we still are wanting people to come through the main entrance because we want them to feel like it is part of the same entrance. We are going to be redoing the bathrooms and because of the occupancy we have had to increase the number of stalls for both men and women and we have kept them both classical no urinals so it is going to be very nice. Whoever has been there you could see it was all tiled it was a high end finish on those. If you have any of the material from Dorinda you got to see the site

plan which shows the availability of parking in the rear. We knew that over time that we might do this expansion and so we did get a reciprocal parking agreement. Do you have a copy of it I am going to give it to Dorinda, but let me explain it real quick. Hoosier Off Track Betting facility has quite a bit of parking and their dumpsters happen to be on out property in the back so we made an agreement that said hey you keep the dumpsters you give us parking and the hours of operation verses the hours of their operation they may over lap around 4:00 but other than that they were happy to get the agreement so I will give this to Dorinda and this is signed and notarized by both owners and Hoosier Park. Secondly we are going to be expanding the floor plan if everyone can see that. Did you guys get that in your packet as well? Eight six additional spaces and as you know with most restaurants we will keep it closed until such time as we need to expand it. We will have two additional employees. What we don't want to do is have two people on this side and still have seating available in the front side. So it will be open on Sundays for sure and then as things pick up and progress we will open it more and more but until that point we open at 7:00 and we close at 3:00 and then we close at 4:00 on Sundays and we open at 8:00 on Sunday as well. I did it backwards 7:00 to 4:00 and 8:00 to 3:00. Most of it is going to bench seating and again if you have been there you have seen the nice benches and they are going to be repeated along the outside wall and at this time with the money that they are spending on the bathrooms they are not going to redo the front windows but they plan probably the end of this year or next year to go ahead and change the front to be the same as the other front where they replaced the thermo windows, etc. At this point they are not going to do it and on the other unit with the kitchen we put a 15 ton unit up above and we had to do steel beams. On this one we have a 5 ton unit on the other side but it doesn't have the load of the kitchen which means that all of the heat is generated in the summer time and most of it is cooling. So we have plenty of extra cooling and we are right now designing the 15 ton which is up above to have a couple of ducts that will go across and those ducts will also have fire dampers that will close at the point where a fire is detected so that you don't cross the two airs. Other than that I think that it is going to be a great and exciting project and a great addition to Merrillville. If there are any questions I would be happy to answer.

Mrs. Gregor read her staff report. If approved for this petitioner only, at this location only for this use only. Mr. Badger has given us a cross-over agreement parking so we do have that

Mr. Touchette stated it is recorded.

Mrs. Gregor replied yes it is recorded.

Mr. Holtz asked is it actually 170 seats.

Mr. Touchette said that is what 86 and 84 are.

Mrs. Gregor said yes I am sorry.

Mr. Holtz said I just wanted to make sure.

Mr. Badger said Steve asked a couple of questions. One was that they would like to and Dorinda could attest to this it October we were going to submit this but she didn't thing that she had enough petitions so I didn't file it and then November she closed it. So it was like we held off and held off but what we are asking is that we do some selective demo on the site with curves to remove carpet and things down on the floor and things like that until we go to Town Council and secondly should be go to a night if the hours of operation change. We are not sure but I just wanted to ask because that was what Steve was asking for.

Mrs. Gregor said this is just giving the Board of Zoning Appeals the idea of what the hours of operation. Anybody in the Town of Merrillville if they are retail can have hours like White Castle stays open 24 hours a day.

Mr. Badger said I just didn't know if we needed to come back and ask for approval

Mrs. Gregor said we are not holding you down for the hours of operation.

Chairman Minchuk said we have restaurants open all hours.

Mr. Badger said I think that the only time I think that we would come back is if we went to the State and I think we talked about it is if we had a two-way liquor license but until that happens.

Mrs. Gregor said that has nothing to do with us.

Mr. Badger said that would be the only time we would open because most people in the evening would like a beer or wine with their meals so.

Mr. Fortier said as long as it doesn't conflict with your cross over agreement.

Mr. Badger said I don't think so they have never really ever got close to their parking.

Mr. Stojakovich said the only thing that I am going to say is I am going to need somebody to come down to the Conservancy District because it is going to be a different use than Curves was there. So we are going to need to sit down and go through your restaurant and how many people are going to be in it and make sure your pretreatment. That you are in our pretreatment program and everything is up as far as the sewers go.

Mr. Badger replied correct we are not changing the kitchen just FYI.

Mr. Stojakovich said it is an additional people.

Mr. Badger replied I have no problem.

Mr. Stojakovich said there could be additional fees for...

Mr. Badger said Chuck I would happy to get with you.

Mr. Stojakovich said when you come down just give me a call and we will sit down and go through your plans. We are located at 6251 Broadway.

Chairman Minchuk asked if there is anyone in the audience that would like to speak for or against. Seeing none.

Mr. Fortier said I would like to make a motion that we approve the Variance on Z5E3-0114 for this petition at this location for this use only.

Mr. Holtz seconded the motion.

Chairman Minchuk asked for a roll call vote

Mr. Fortier yes, Mr. Holtz yes, Mrs. Krafft yes, Chuck Stojakovich yes and Mr. Minchuk yes.
Motion carries

Mr. Badger said thank you all very much.

Z6E4-0114 TRON-AGEK' EDUCATIONAL FOUNDATION, PETITIONER

NOVOGRODER/WESTLAKE LLC., OWNER, Locates at 8380 Louisiana Street for a Special Exception approval in a C-3, Highway Commercial Zoning District for a proposed Carter School to be known as Northwest Indiana Science and Engineering ((NiSe)

Mrs. Gregor said they are not here.

Chairman Minchuk said well we will defer them to the next meeting whenever that is.

Mrs. Gregor said I just spoke with them this afternoon and they were going to be here.

Mr. Touchette said it is probably the weather.

Mrs. Gregor said I saw some cars leaving but I thought it was the girls from the Clerk's Office. We had some signs on the doors that the Plan Commission was rescheduled because of the weather last night but it stipulated the 21st and Tuesday so if they walked up and seen that sign I hope they didn't think that we were cancelling tonight's meeting.

Chairman Minchuk said can you send them a letter stating what happen and we will just table this.

Mr. Holtz made a motion to table Z6E4-0114to the next meeting.

Mr. Stojakovich said I will second that Mr. Chairman.

Chairman Minchuk asked all in favor. Vote was unanimous

Z7uV2-0114 LANDMARK SIGN GROUP, PETITIONER

DOUBLE UP, LLC (INNSBROOK CC), Located at 6755 Taft Street for a Variance of Use approval in an R-1, Single Family Residential Zoning District for an off premise monument sign for Innsbrook Country Club.

Good Evening my name is Larry Yurko I represent Landmark Signs Group here this evening seeking approval to fabricate and install a non-illuminated ground sign for Innsbrook County Club just to the south. The property just to the south of the actual country club which is also owned by the same owners of Innsbrook. The sign itself that we are requesting to install is a doubled sided non illuminated ground sign that would identify the banquet facility more than anything for the club to let the public know that it is open to the public and would also identify the county club as well. The sign itself is designed with an overall height of 8 foot. The actual sign would be 7 foot and have it with a 10 foot I believe that the actual size of the sign does conforms to the signs standards it is just the fact that it is located as an off premise sign because the property is not titled under Innsbrook but it is owned by the same entity just a different corporation name.

Mr. Touchette said that means it is not the same owner ok. Double Up LLC owns the land where the sign is to be located. Innsbrook County Club LLC owns the Country Club it is not the same owner for legal purposes. Maybe the same people own the same and have interest in the entity but it is not the same owner.

Mr. Yurko said very well correct. Do you have a plan of the sign?

Chairman Minchuk said I have a question for our council will that change things any.

Mr. Touchette said I am just making sure that the record is clear. It is not the same owners. It is the Double Up LLC owns the site the off site where this site is to be located and New Innsbrook Country Club is located up the street north.

Mr. Yurko said the next parcel over

Chairman Minchuk said it changes nothing here.

Mr. Touchette said there is an abandoned railroad right of way that is owned by NIPSCO that is in between the two properties. Correct.

Mr. Yurko replied correct.

Chairman Minchuk does that change anything here.

Mr. Touchette said no not really they are asking to put a sign well in the future you might want to consider what happens if the Double up LLC property is sold does this sign stay there.

Mr. Yurko said I think that perhaps we can put a caveat to it that in event that the property is sold that the sign can be removed.

Chairman Minchuk said this petitioner only at this site only etc but again it is next door like you said what if the property is sold and the guy next door wants to rent it to them. Let them pay rent on it.

Mrs. Gregor said what is this property currently being used as.

Mr. Yurko said it is a residence and perhaps Mr. Gregg McColly could way in as well. What I understand the ground keepers or the maintenance staff that works for the country club live in the residence.

Chairman Minchuk said there are other residence next to it.

Mrs. Gregor said to the south yes.

Mr. Touchette asked if the Towns drainage pond somewhere around here.

Mrs. Gregor replied it is further south.

Mr. Holtz said why on this piece of property rather than in front of the entrance.

Mr. Yurko said as you are coming from the south traveling north we wanted before you get to the entrance there is parking there and there is really no location as you go beyond or as you are getting closer to the county club. One has an ample distance to let people know and just being that they are not the same owners but the property is not changing. That was the ideal location we picked.

Chairman Minchuk asked if the residence got letters.

Mrs. Gregor replied yes.

Mr. Fortier said so the question posed to us is not contends of sign but whether the sign can be put on private property.

Mrs. Gregor said whether it can put off premise of the country club.

Chairman Minchuk asked Mrs. Gregor to read the staff report.

Mrs. Gregor read the staff report. If approved for this petitioner only, at this location only and for this use only and must obtain a building permit prior to installation of sign.

Sedrick Green of Robinson Engineering if it is issued that I would have is to make sure it is outside the site distance of traveling along Taft Street and other easements and everything else that is there. You may have to get a permit from INDOT because it is a state highway.

Mr. Stojakovich asked Mr. Green maybe you can elaborate on this. Is this sign going to be located anywhere near the new sewer line is coming down Taft Street. I would hate to have this sign removed when the new sewer line is going to go in. I would not what you to waste your money on the sign.

Mr. Green said without having any dimensions verifying where the road is verses the right of away of Taft Street in proximately of where those existing easements or right of ways I can say but that is why I mentioned to make sure that the particular easements..

Mr. Stojakovich said I know that this spring that sewer line is going in and there is going to be a main sewer connection pretty close to that so I would hate for you guys to put a sign up and then take it down.

Mr. Yurko said we can determine the exact location and we can talk to your office and you can tell us where these sewers are going to be going.

Mrs. Gregor asked if MCD has plans for where the sewer line is going.

Mr. Stojakovich said the sewer lines will be put in my IHCD and the connection construction we will be putting in.

Mr. Yurko said we will be outside of the right of way.

A gentlemen (McColly) from the back of the audience said we will be willing to put this sign in after the sewer line is made. If it is going to be a conflict.

Mr. Stojakovich said I would hate to see you do double work.

Chairman Minchuk said so if you get the approval you will wait until..

Mr. McColly said until we agree there is no conflict.

Chairman Minchuk asked if anyone on the board have any questions.

Mr., Green said like I said the other issue is the site issue making sure that it is not in the site distance triangle for people existing

Chairman Minchuk asked for a motion.

Mr. Fortier made a motion to table Z7uV2-0114.

Mr. Holtz seconded the motion.

Suggestion was made that they put sign up after sewer lines are installed.

Conditions when built if duplex is sold sign has to be removed
Normal NOW restrictions followed for this petitioner at this location for this use only.

Chairman Minchuk asked for a roll call vote.

Mrs. Krafft yes, Mr. Fortier yes, Mr. Holtz yes, Chuck Stojakovich yes and Mr. Minchuk yes.
Moton carries

Chairman Minchuk asked for a motion to adjourn.

Mr. Stojakovich made a motion to adjourn seconded by Mr. Fortier.

Motion carries

Meeting adjourned at 8:30

Respectfully submitted
Janet Rosko

