



LAPORTE COUNTY BOARD OF ZONING APPEALS

Government Complex 5th Level
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ANNEMARIE POLAN
Building Commissioner

Dear Members:

Regular Meeting of the La Porte County Board of Zoning Appeals was held Tuesday,
April 19th, 2016 at 6:00 p.m. in the Assembly Room of the County Complex.

MEMBERS PRESENT: Melissa Mullins Mischke Dwayne Hogan
 Candice Nelson Glen Minich
 Wally Pritz

Dwayne Hogan asked Dar for roll call.

Dwayne Hogan asked for approval of the meeting minutes from March 15th.

Melissa Mullins Mischke made a Motion to approve the meeting minutes from March 15th as presented. Candice Nelson seconded.

Dwayne Hogan asked if there are any questions, comments, or concerns.

All approved. Motion carried 5-0.

1. The Petition for a Variance of Developmental Standards for Paul Vincent Long to construct a pole barn (60' x 80') on the side of the home instead of the rear and the height to be (28'8) instead of the required 18' feet with electric only. The property is located at 4084 N. Wozniak Road, Michigan City, Indiana, Coolspring Twp., zoned R1B on 1.82 acres of land.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Paul Vincent Long, 4084 N. Wozniak, Michigan City.

Dwayne Hogan asked Mr. Long what he would like to do this evening.

Mr. Long was going over the site plan with the board members.

Remonstrators present:

1. Keith Currin, 4071 N. Wozniak Road, Michigan City, Indiana. Mr. Currin submitted eleven (11) signatures to the board members concerned about this petition, which were admitted as evidence.

2. James Tomsheck, 4024 N. Wozniak Road, Michigan City, Indiana.

3. Chris Deutscher, 4222 N. Wozniak Road, Michigan City, Indiana.

4. Robert Saylor, 4198 N. Wozniak Road, Michigan City, Indiana.

Remonstrators were concerned about height of the roof, values of their property and the size of the pole barn.

Board members speaking with Mr. Long about tabling this for ninety days to look into different options on moving the pole barn back and lowering the roof. Soil borings would have to be completed.

Melissa Mullins Mischke made a motion to table this Petition for ninety (90) days to July 19th, 2016 at 6:00 p.m. Wally Pritz and Candice Nelson seconded.

Dwayne Hogan asked if there are any questions, comments, or concerns.

All approved. Motion carried 5-0. Matter tabled to July 19th, 2016 at 6:00 p.m.

2. The Petition for a Variance for Donald & Shirley Drewenski for continued placement of a mobile home. Last variance was granted on April 28, 2013 for there (3) years. This property is located at 7061 Tulip Lane, New Carlisle, Indiana, Hudson Twp., zoned R1B.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Donald Drewenski, 7061 Tulip Lane, New Carlisle.

Dwayne Hogan asked Mr. Drewenski what he would like to do this evening.

Mr. Drewenski said he would like another three (3) year variance.

Dwayne Hogan asked Mr. Drewenski how many variances he has had.

Mr. Drewenski said since 1996 he owned the property and the trailer.

Dwayne Hogan asked Mr. Drewenski if it is his intention to just keep getting variances every three (3) years.

Mr. Drewenski said that he would like to get an extension and get it every six (6) years would be great.

Dwayne Hogan asked Mr. Drewenski the year of the mobile home.

Mr. Drewenski said that he believes that it's a 1989.

Dwayne Hogan asked Mr. Drewenski if he lives in this trailer.

Mr. Drewenski said that it's like a cottage he uses.

Dwayne Hogan asked if it's a rental.

Mr. Drewenski said no; it's his home.

Dwayne Hogan asked Mr. Drewenski if he occupies that when he's there.

Mr. Drewenski said he and his sister Shirley. Mr. Drewenski said she owns it too.

Dwayne Hogan asked Mr. Drewenski how often he is at the trailer.

Mr. Drewenski said every weekend.

Dwayne Hogan asked Mr. Drewenski his current address when he's not there.

Mr. Drewenski said 15820 Union Ave, Harvey, Illinois.

Dwayne Hogan asked if there are any questions, comments, or concerns from the board.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 2.

Glen Minich said that his only concern is our normal concern that you understand that we're not placing any mobile homes in the county currently, or in the future. Glen told Mr. Drewenski that giving him this variance is only for him and his use and this trailer would have to be moved previous to sale.

Mr. Drewenski asked if he can sell it.

Glen Minich told Mr. Drewenski that he couldn't.

Attorney Biege said that we can only say what the general policy is, but we can't not limit his ability to sell and we can't decide what a future board would say, but it's this board's policy not to allow placement of additional mobile homes.

Dwayne Hogan asked Mr. Drewenski how many mobile homes he owns.

Mr. Drewenski said only one, that's it. You're talking about my brother.

Dwayne Hogan asked if there are any questions, or concerns.

Dwayne Hogan asked the pleasure of the board.

Candice Nelson made motion to approve the Petition for a variance for Donald and Shirley Drewenski for continued placement of their mobile home at 7061 Tulip Lane, New Carlisle, Indiana, zoned R1B for a period of three (3) years.

Wally Pritz seconded.

Dwayne Hogan asked if there are any questions, comments, or concerns.

All approved. Motion carried 5-0.

3. The petition for a Variance for Ronald Drewenski for continued placement of a mobile home. Last variance was granted on April 23, 2013 for three (3) years. This property is located at 6989 Tulip Lane, New Carlisle, Indiana, Hudson Twp., zoned R1B.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Ronald Drewenski, 6989 E. Tulip Lane, New Carlisle.

Dwayne Hogan asked Mr. Drewenski what he would like to do this evening.

Mr. Drewenski said he would like to continue placement of his mobile home.

Dwayne Hogan asked Mr. Drewenski the year of his mobile home.

Mr. Drewenski said that he believes that it's a 92 or 94.

Dwayne Hogan asked if it's his intention to keep getting a variance every three (3) years for this mobile home.

Mr. Drewenski stated yes.

Dwayne Hogan asked Mr. Drewenski if he resides in the mobile home.

Mr. Drewenski stated yes.

Dwayne Hogan asked Mr. Drewenski if he stays there fulltime, or just weekends.

Mr. Drewenski said weekends.

Dwayne Hogan asked Mr. Drewenski his permanent address.

Mr. Drewenski said that it is 15820 Union, Harvey, Illinois.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 3 this evening.

Dwayne Hogan asked if there are questions, comments, or concerns from the board.

Candice Nelson made a motion that we grant the petition for a variance for Ronald Drewenski for continued placement of his mobile home for a period of three (3) years on the property located at 6989 Tulip Lane, New Carlisle, Indiana, Hudson Twp., zoned R1B.

Wally Pritz seconded.

Dwayne Hogan asked if there are any questions or concerns.

All approved. Motion carried 5-0.

4. The Petition for Variance of Developmental Standards for Kip Piper to rebuild a second accessory building (14' x 20') that is larger and placed in front of the house and a third accessory building (24' x 60) with electric to be completed within two (2) years. This property is located at 8611 W. 375 N., Michigan City, Indiana, Coolspring Twp., zoned R1B on 2.094 acres.

Attoreny Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Kip Piper, 8611 W. 375 North.

Dwayne Hogan asked Mr. Piper what he would like to do this evening.

Mr. Piper said that he wants to put in a (14' x 20') small garage. Mr. Piper said that this was just kind of a fluke so his girlfriend would have a place to park not knowing he had to get a variance and that's why he applied for the other barn. Mr. Piper said eventually he would like to build a bigger barn for car storage.

Dwayne Hogan asked Mr. Piper how many outbuildings he has on his property.

Mr. Piper said one large pole barn, and basically a small garage for her to park in the winter time. Mr. Piper said that they race cars and mud trucks and he would like a place to park their vehicles. Mr. Piper said that he would like to build it by I-94 to help with some of the noise.

Dwayne Hogan said that it would be on the west side.

Attorney Biege said he wants to clarify what Mr. Piper is asking for. Attorney Biege asked Mr. Piper if he's asking to replace an existing garage with a larger building.

Mr. Piper said no.

Attorney Biege asked Mr. Piper to tell us what he wants to do because he's not clear.

Mr. Piper said that he wants to put in a small (14'x20') right now and then down the road he would like to get a permit ---- he just didn't want to go through all this hassle and once he realized what he had to go through he applied for the (60'x24') down the road to park the cars.

Attorney Biege asked Mr. Piper if he's asking for two buildings.

Mr. Piper stated yes.

Mr. Piper is up at the bench going over the site plans with the board members.

Dwayne Hogan asked if there are any questions from the board.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No 4.

Dwayne Hogan asked if there are any other comments, or questions from the board.

Wally Pritz asked Mr. Piper if there is a reason for all the vehicles.

Mr. Piper said that there are four derby cars out there that will be gone this Saturday. Mr. Piper said that is the reason why he wants the garage to store them in.

Mr. Piper said that they have a variance to run an excavating business and there is some equipment laying around there. Mr. Piper said that the far end of the pole barn would be used to store the equipment.

Candice Nelson asked Mr. Piper if he's running a scrapping business out there.

Mr. Piper said it's an excavating business.

Wally Pritz asked what good the (14' x 20') building does.

Mr. Piper said to give his girlfriend a place to park out of the weather. Mr. Piper said he would probably park his motorcycle in there.

Melissa Mullins Mischke asked Mr. Piper what he stores in the giant pole building that is out there.

Mr. Piper said that one side is his shop where he works on equipment and the other side they have some of their trucks.

Melissa Mullins Mischke asked if there is electric out in the existing building. Melissa asked if there is water to that building as well.

Mr. Piper said he will have electric in the new structure, but no water. Mr. Piper said it's just car storage.

Candice Nelson asked Mr. Piper when he plans on building the second structure.

Mr. Piper said he applied for two years.

Annemarie Polan, Building Commissioner asked Mr. Piper if they grant the bigger building and you move some of those things inside, are you going to fill up the property with more vehicles?

Mr. Piper said no.

Annemarie Polan told Mr. Piper now is the time to ask.

Mr. Piper said that there are trailers out there for go-carts; his hauler, which they haul and race stuff with. Mr. Piper said other than the four derby cars, there aren't many cars around there.

Candice Nelson asked Mr. Piper when this is going to be cleaned up.

Mr. Piper said that they're going to the derby this Saturday.

Candice Nelson told Mr. Piper no scraping.

Mr. Piper said that they scrap them; you take them in and scrap them and junk them. Mr. Piper said he's not a scrapper, but when they're no longer usable, we take them to the scrap yard and get what you can get out of them. Mr. Piper said he doesn't go out and buy scrap cars.

Glen Minich said that the problem that we're looking at is that it's not very appealing out there. Glen said that it's in a residential zoning.

Mr. Piper said that when they were granted the variance for the excavating business, that is why the tree line is there.

Glen Minich said that he would almost suggest that you do the same thing against 94.

Mr. Piper said that the barn will be facing 94 and hopefully that will block the noise.

Glen Minich said that it doesn't make the county look good when we have a lot of junk vehicles parked there.

Mr. Piper said that if they put the barn in there they would be looking at the backside of a barn, or he could put a tree line back there.

Annemarie Polan asked Mr. Piper if those vehicles would be gone then.

Mr. Piper said that four of them are going on Saturday and they will be gone after that.

Annemarie Polan told Mr. Piper that he said the derby cars. Are those over by I-94 now?

Mr. Piper stated yes. Mr. Piper said that there are two trucks and a crane.

Melissa Mullins Mischke said that with this addition of this (60'x24') garage, how much of this equipment could be contained in this building.

Mr. Piper said probably the trailer.

Melissa Mullins Mischke asked Mr. Piper if he thinks that (60'x24') is going to be large enough for all of this equipment.

Mr. Piper said that if he could go larger he probably should.

Melissa Mullins Mischke said that she personally might be inclined to go with a larger structure if we could have some sort of insurance that ----

Mr. Piper said that would be fine. If he has a larger barn he could put the cars in there for sure.

Melissa Mullins Mischke told Mr. Piper that there is a lot of stuff out there.

Dwayne Hogan said that he would suggest that we make it larger.

Mr. Piper said that he's all for that.

Melissa Mullins Mischke asked Mr. Piper if he envisions this (60'x24') foot garage to be opened on one side – are you going to have doors on it?

Mr. Piper said two doors on each end.

Dwayne Hogan asked Mr. Piper if he's thinking 80'x60'?

Mr. Piper said that would be adequate.

Glen Minich asked Mr. Piper if he could put some arborvitae where the buildings don't shield your vehicles out there. Glen said he believes that direction would be north and south.

Mr. Piper said that the existing barn he can't put anything behind because that sign is there and grandfathered in.

Glen Minich told Mr. Piper that he needs to work a little bit harder at keeping this clean being that it's a residential area.

Glen Minich made a motion that the Petition for a Variance of Developmental Standards for Kip Piper to rebuild a second accessory building (14'x20') placed in front of the home and a third accessory building no larger than (80'x40') to be constructed within two (2) years with electric and arborvitae to be placed to shield Highway 94 from all vehicles. Property is located at 8611 W. 375 N., Michigan City, Indiana, Coolspring Twp., zoned R1B on 2.094 acres.

Wally Pritz seconded.

Dwayne Hogan asked if there are any questions, comments, or concerns.

All approved. Motion carried 5-0.

5. The Petition for Variance of James Heimbuch for continued placement of a mobile home. Last variance was granted on April 20th, 2010 for three years renewable. Property is located at 8170 Ivy Blvd., New Carlisle, Indiana, Hudson Twp., zoned R1B.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

James Heimbuch, 8170 E. Ivy Blvd., New Carlisle.

Dwayne Hogan asked Mr. Heimbuch what he would like to do this evening.

Mr. Heimbuch said to get a variance for three years.

Dwayne Hogan told Mr. Heimbuch that they did that last time and it took you six years to get here.

Mr. Heimbuch said that his brother died and for some reason you guys gave him an extension, or something.

Dwayne Hogan asked Mr. Heimbuch if he lives in this residence.

Mr. Heimbuch stated yes.

Dwayne Hogan asked Mr. Heimbuch how long he has been there.

Mr. Heimbuch said about fifteen years.

Dwayne Hogan asked the year of the trailer.

Mr. Heimbuch said that it's a "72".

Melissa Mullins Mischke asked Mr. Heimbuch if there was a mobile home there previously to the 1973 one.

Mr. Heimbuch said he doesn't have any idea.

Mr. Heimbuch said that his brother wanted to build, but then they found out the way it was zoned out –

Dwayne Hogan asked Mr. Heimbuch if it is his intentions to stay there.

Mr. Heimbuch said for at least three years.

Melissa Mullins Mischke asked Mr. Heimbuch if he has any plans to do some yard work and clean up around there.

Mr. Heimbuch said that they have. He and his granddaughter had cleaned it up the last month, or so.

Wally Pritz asked Mr. Heimbuch if there is a possibility of improving your carport, or whatever it is.

Mr. Heimbuch said that he talked to his brother about it. Mr. Heimbuch said that he's thinking about maybe fencing that off with a little bit of a privacy thing.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 5.

Dwayne Hogan asked if there are any further questions, or concerns of the board.

Melissa Mullins Mischke told Mr. Heimbuch if they give him a three year variance and you stay there for three years, what is your intention to do with the property at that time?

Mr. Heimbuch said not a lot obviously. Mr. Heimbuch said that he suspects in three years he would have to make a decision.

Glen Minich asked Mr. Heimbuch if he's not allowed to build because of the size of the lot.

Mr. Heimbuch stated correct. Mr. Heinbuch said that was their intention to start with and then they were told they couldn't build there.

Glen Minich said that he doesn't know why that would be necessarily true.

Dwayne Hogan asked if the lot is (44'x100').

Mr. Heimbuch said he believes so. Mr. Heimbuch said it was close, but it wasn't going to get it.

Melissa Mullins Mischke made a motion that we grant the petition for James Heimbuch for continued placement of a mobile home for the property located at 8170 Ivy Blvd., New Carlisle, Hudson Twp., zoned R1B for one (1) year and within that one year she would like to see some improvements made to the property and cleaned up. This will be revisited and you will have the option to renew at that time.

Mr. Heimbuch asked Melissa if she has seen the property lately within the last month, or less.

Attorney Biege told Mr. Heimbuch that there has been a motion and you can't talk.

Dwayne Hogan said he has a motion, could we have a second for that motion.

Glen Minich seconded.

Dwayne Hogan asked if there are any questions, comments, or concerns.

Glen Minich said our concern is not only what it looks like today, we know what it looked like early April. Glen said our concern is that it continues to look like this. Glen said that if it continues to be improved and cleaned, again, you're in a residential neighborhood and we don't want the neighbor's properties being devalued. Glen said we need to see that.

Dwayne Hogan asked if there are any other questions from the board.

Candice Nelson asked if he maintains it within the year, he comes back and can reapply.

Mr. Heimbuch asked what the safety issues are with the trailer.

Glen Minich said trailer parks are overseen by the State. Glen said he thinks they have sirens in those parks; they have storm shelters in those parks. They have a lot of different things that have to occur to ensure the safety of the people.

All approved. Motion carried 5-0.

6. The Petition for Variance of Developmental Standards for Scott & Heather Tanber to construct a pole barn behind the existing home (48'x80') with electric and

water and the peak of the roof (24') feet instead of the required (18') feet. This property is located at 3753 W. 450 N., La Porte, Indiana, Center Twp., zoned R1B on 9.99 acres.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Scott Tanber, 3753 W. 450 North.

Dwayne Hogan asked Mr. Tanber what he would like to do this evening.

Mr. Tanber said construct another pole barn.

Dwayne Hogan asked Mr. Tanber the size of the pole barn that he has out there now.

Mr. Tanber said (36'x48').

Dwayne Hogan asked Mr. Tanber if he wants to put in a (48'x 80') with electric and water.

Mr. Tanber stated yes.

Dwayne Hogan asked Mr. Tanber if the water is for a bathroom.

Mr. Tanber said basically it's for equipment storage and he farms a little bit so the water would be for cleanup.

Dwayne Hogan asked if it's an independent well, or septic.

Mr. Tanber said his intentions were to run water lines out from the existing well.

Dwayne Hogan asked Mr. Tanber if he's putting in a bath and a shower.

Mr. Tanber stated no.

Dwayne Hogan asked if it is a (24') foot roof.

Mr. Tanber stated yes.

Dwayne Hogan asked Mr. Tanber how many doors will be on the pole barn.

Mr. Tanber said he's going to have two double doors on each end and one service door.

Dwayne Hogan asked if there are any questions, or concerns of the board.

Glen Minich said that he thinks that it fits in that area just fine. Glen said there is a lot of acreage and equipment that is going to be stored inside. Glen said it will be very nice and neat.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 6.

Dwayne Hogan asked the pleasure of the board.

Melissa Mullins Mischke made a motion that the Petition for Variance of Developmental Standards for Scott & Heather Tanber to construct a pole barn behind the existing home with electric and water and the peak of the roof (24') feet instead of the required (18') feet be approved for the location at 3753 W. 450 N., La Porte, Center Twp., zoned R1B.

Candice Nelson seconded.

Dwayne Hogan asked if there are any questions or concerns.

All approved. Motion carried 5-0.

7. The Petition for Variance of Developmental Standards for Jason & Crystal Meyers (Buyers) and Michael & Gale Weaver (Sellers) to purchase an additional (70' x 200') feet of land to construct a third accessory building with utilities (30' x 40') on the side of home instead of the rear and a fifteen (15') foot side setback. This property is located at 7554 W. Joliet Road, La Porte, New Durham Twp., zoned Agricultural on 1.20 acres. This petition was granted last month with a (30') foot side setback.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Jason Meyers, 7554 W. Joliet Road.

Crystal Meyers, 7554 W. Joliet Road.

Dwayne Hogan asked their desires this evening.

Mr. Meyers said to construct a pole barn (30' x 40') with (15') foot side setback.

Dwayne Hogan asked if he's going to have water and electric.

Mr. Meyers stated yes.

Dwayne Hogan asked if it will have an independent well.

Mr. Meyers stated no.

Dwayne Hogan asked if there are any questions of the board.

Glen Minich asked the Meyers if they got a letter from the property owner that you bought the additional property from stating he was okay with encroaching the (15') feet of the property line.

Mrs. Meyers said that he signed that and it says (15') feet and he was fine with that. Mrs. Meyers said that they could bring in a letter.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 7.

Dwayne Hogan asked if there are any further comments, or questions from the board.

Glen Minich told the Meyers that he knows that you talked to the owner of the property that you bought. Glen said it's out in the middle of Ag and we like to give room, but since he made the exception, rather than parcel off a little more, it's better to put the building where you want it and where it will serve you best because it will be there for a long time.

Dwayne Hogan asked the pleasure of the board.

Glen Minich made a motion that the petition for a Variance of Developmental Standards for Jason & Crystal Meyers be granted to build a building with a fifteen (15') foot side setback on property located at 7554 W. Joliet Road, La Porte, New Durham Twp., zoned Agricultural on 1.2 acres.

Candice Nelson and Wally Pritz seconded.

Dwayne Hogan asked if there are any other questions, comments, or concerns.

All approved. Motion carried 5-0.

8. The Petition for Variance of Developmental Standards for Clois & Ophelia

Blalack to add an addition to existing barn and stay in line with the side setback of seven (7') feet instead of ten (10') feet and rear setback of nine (9') feet instead of ten (10') feet. This property is located at 5021 N. Bleck Road, Michigan City, Indiana, Coolspring Twp., zoned R1B.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Ophelia Blalack, 5021 N. Bleck Road, Michigan City, Indiana.

Dwayne Hogan asked Mr. Blalack what he would like to do this evening.

Mr. Blalack said that he's looking to extend the building on back. Mr. Blalack said he had an old permit. Mr. Blalack said that he's seven (7') foot.

Dwayne Hogan asked Mr. Blalack if he has this building started.

Mr. Blalack stated yes. Mr. Blalack said that the footing posts are in and trusses are up.

Dwayne Hogan asked Mr. Blalack if he is seven (7') foot.

Mr. Blalack stated yes. It's on the east end.

Dwayne Hogan asked Mr. Blalack if this is going to be used as storage.

Mr. Blalack stated yes. Mr. Blalack said that he owns some property over at La Porte Landing and it's the only building that is left over there and the City is wanting this building. Mr. Blalack said his mom's car is in that building and a couple other things he needs to get out.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 8.

Dwayne Hogan asked if there are any questions, comments, or concerns from the board.

Wally Pritz asked Mr. Blalack if he's doing the construction himself.

Mr. Blalack said he and friend.

Wally Pritz asked Mr. Blalack if they have checked to see if they're in line with the code for the county.

Mr. Blalack said yes. Mr. Blalack said that the trusses are two by eights, or two by sixes.

Dwayne Hogan asked Mr. Blalack if he's putting in water and electric.

Mr. Blalack said probably eventually put electric in it, but no water.

Glen Minich said that construction has started and it looks like it's ready for inspections. Glen asked if he put concrete slabs under there.

Mr. Blalack said it has concrete in each pole. Mr. Blalack said that he has a ten (10') foot ceiling and fourteen foot (14') foot posts. Mr. Blalack said that they're six (6') foot apart. Mr. Blalack said he thinks it actually measures six foot six, or something like that.

Glen Minich asked Annemarie Polan, Building Commissioner, if she thinks he could get caught up with the inspections.

Annemarie Polan, Building Commissioner, said probably we can. Annemarie asked Mr. Blalack if he has any pictures of the footings, or anything.

Mr. Blalack stated no.

Glen Minich asked Mr. Blalack if he has a purchase order.

Mr. Blalack said that it's poured cement.

Board members speaking amongst themselves.

Annemarie Polan, Building Commissioner, said that she thought the attachment looked kind of odd.

Mr. Blalack said that once they start to attach it it's going to have to be laid in to look right because of the different slopes of the barns.

Glen Minich asked Mr. Blalack if it is a bearing wall.

Mr. Blalack said it's a truss. Mr. Blalack said it has an extra truss.

Glen Minich asked what assurance we have that it's seven (7') feet from the side of the property line. Glen asked if there are any property sticks out there.

Mr. Blalack stated yes.

Dwayne Hogan asked the pleasure of the board.

Candice Nelson made a motion that we approve the petition for Variance of Developmental Standards for Clois and Ophelia Blalack to add an addition to existing barn and stay in line with the side setback of seven (7') feet instead of ten (10') feet and rear setback of nine (9') feet instead of ten (10') feet on property located at 5021 N. Bleck Road, Michigan City, Indiana, Coolspring Twp., zoned R1B.

Melissa Mullins Mischke seconded.

Dwayne Hogan asked if there are any questions, comments, or concerns.

All approved. Motion carried 5-0.

9. The Petition for Variance of Developmental Standards for Barry A. & Lisa A. Creager to construct a two car detached garage (28' x 32') in the front side of their current residence. This property is located at 2607 S. 500 W., La Porte, Indiana, Scipio Twp., zoned Agricultural on 2.33 acres.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Barry Creager, 2607 S. 500 W., La Porte, Indiana.

Dwayne Hogan asked Mr. Creager what he would like to do this evening.

Mr. Creager said that he would like to build a pole type construction garage that is going to look like a garage using a full foundation, asphalt, roof with a six twelve pitch, double door, and side door windows. Mr. Creager said that he doesn't want to attach it to his house because he has brick and it would cost a lot to brick a garage.

Glen Minich asked Mr. Creager how much in front he is.

Mr. Creager said that it's twelve (12') foot off the corner of his house plus the twenty-eight (28') foot he wants to build. It's basically forty (40') foot towards 500 and he's sixty-five (65') foot off the center of the road.

Dwayne Hogan asked Mr. Creager if he's going to have to move his LP tank.

Mr. Creager said the LP tank is okay. Mr. Creager said that his electric line runs through there and he will have to relocate the electric.

Dwayne Hogan asked Mr. Creager if he will have water.

Mr. Creager said no water.

Dwayne Hogan asked what type of service will run.

Mr. Creager said that he's working with NIPSCO and he has two choices. Mr. Creager said that he can run from his house to it and he's considering going 320, 200 hundred for the house and 120 for the garage.

Dwayne Hogan said that he would highly recommend that.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 9.

Dwayne Hogan asked if there are any concerns of the board.

Glen Minich said that this is more than a carriage house instead of a garage. Glen said that he's basically coping with a stone front and the siding.

Dwayne Hogan asked the pleasure of the board.

Wally Pritz made a motion that the petition for a Variance of Developmental Standards for Barry A. & Lisa A. Creager to construct a two car detached garage (28' x 32') in the front side of their current residence, property located at 2607 S, 500 W., La Porte, Indiana, Scipio Twp., zoned Agricultural on 2.33 acres.

Melissa Mullins Mischke seconded.

Dwayne Hogan asked if there are any questions or concerns.

All approved. Motion carried 5-0.

10. The Petition for a Variance for Dallas & Patty Lawson for continued placement of a mobile home on property located at 8501 N. 750 E., New Carlisle, Indiana, Hudson Twp, zoned Agricultural on ten (10) acres. Last variance was granted on April 16, 2014 for three years renewable.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Patty Lawson, 8501 N. 750 E., New Carlisle.

Dwayne Hogan asked Ms. Lawson what she would like to do this evening.

Ms. Lawson said that she wants to continue to live in her house.

Dwayne Hogan asked Ms. Lawson how long she has been there.

Ms. Lawson said thirty something years.

Dwayne Hogan asked Ms. Lawson the year of the trailer.

Ms. Lawson said a 1995.

Dwayne Hogan asked Ms. Lawson how long she plans on staying in that trailer.

Ms. Lawson said probably till she dies. Ms. Lawson said she has no other place to go.

Dwayne Hogan asked if there are any questions, or concerns from the board.

Melissa Mullins Mischke told Ms. Lawson when she was here last time we talked about the second residence and you said your mother had lived in that.

Melissa Mullins Mischke asked Ms. Lawson what is going on with that structure.

Ms. Lawson said that her grandson lives there now.

Glen Minich asked if that second structure is a pole building construction.

Ms. Lawson is "inaudible".

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 10.

Dwayne Hogan asked if there are any other questions, or concerns of the board.

Glen Minich made a motion that the Variance for Dallas & Patty Lawson for continued placement of a mobile home on the property located at 8501 N. 750 E., New Carlisle, Hudson Twp., zoned Agricultural on ten (10) acres be granted for three (3) years renewable.

Wally Pritz seconded.

Dwayne Hogan asked if there are any questions, or concerns.

All approved. Motion carried 5-0.

Dwayne Hogan asked if there is any new business.

Attorney Biege said just to remind the BZA, next week we will have a Plan Commission meeting and the public hearing on the amendments to the joint zoning ordinance, as well as the zoning maps. If it is approved it will go to the County Commissioners for final approval.

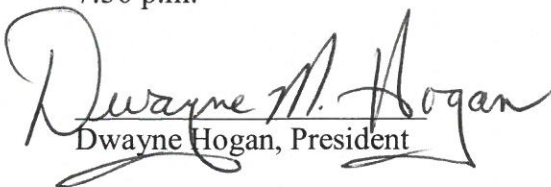
Dwayne Hogan asked if it is 6:00 p.m.

Attorney Biege stated yes.

Glen Minich said that it's a good time for everybody to take a look at this. It is all on the county website.

Wally Pritz made a motion to adjourn. Melissa Mullins Mischke seconded. All approved. Motion carried 5-0.

There being no further business before the Board of Zoning this evening, meeting adjourned at 7:36 p.m.


Dwayne Hogan, President


Annemarie Polan, Recording Secretary