



Petitions:

**1. Petition for Variance of Developmental Standards for James and Jami Erdmann** to build a home on 5.65 acres without the minimum requirement of two-hundred (200') feet. This has been continued from May, June, July and now August.

Attorney Biege said that they would like to get one more continuance. Attorney Biege said he thinks that they have that road issue resolved and it's going to go in front of the Commissioners within the next month and be adopted and it will render this petition.

Melissa Mullins Mischke made a motion to keep Petition No. 1 until the September 18<sup>th</sup>, meeting. Earl Cunningham seconded.

All approved. Motion carries 5-0.

Dwayne Hogan said that Petition No. 5 for a Variance Use for Johnson Road Properties, LLC (Owners) and Brad & Dr. Sandra Clark for the Chiropractic Office is postponed until September 18<sup>th</sup>, 2018 at 6:00 p.m.

Dwayne Hogan said Petition No. 6 for Variance /Special Exception for Christopher and Sara Frey to keep two (2) goats on their property with two (2) acres is postponed until September 18<sup>th</sup>, 2018 at 6:00 p.m.

**2. Petition for Variance of Developmental Standards for William & Amber Duttlinger** to construct an addition which will encroach upon the front setback line fifteen (15') feet, instead of the minimum twenty-five (25') feet. This property is located at 118 Aster Drive, Walkerton, Indiana, Lincoln Twp., zoned R1B.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

William Duttlinger, 118 Aster Drive, Walkerton, Indiana.

Amber Duttlinger, 118 Aster Drive, Walkerton, Indiana.

Dwayne Hogan asked the Duttlingers what they would like to do this evening.

Mr. Duttlinger said that they would like a variance to add to the front of their home. Mr. Duttlinger said as you can see in the picture, there is an addition already on there that was an existing front porch prior to them purchasing the home. Mr. Duttlinger said that the foundation

is inadequate and he wants to tear all that down and square off the front adding a bedroom and a bathroom.

Dwayne Hogan asked if he's removing the foundation.

Mr. Duttlinger said he's removing the foundation and putting in a new foundation.

Earl Cunningham told Mr. Duttlinger that he's actually going to be changing the distance to the street, you'd be just widening the front of the house.

Mr. Duttlinger said he's going to add two (2') feet if he can so the bedroom is more useable because it's only eight (8') feet now.

Melissa Mullins Mischke asked Mr. Duttlinger what is the actual distance between the edge of the proposed addition and the edge of the pavement.

Board members speaking amongst themselves.

Mr. Duttlinger said that the Building Department told them to change that because according to them, the easement starts like five (5') feet off the road, instead of the edge of the road.

Glen Minich said from the edge of the road you're going to be fifteen (15') feet, but the easement it's actually eleven (11') feet. Glen told Mr. Duttlinger that he measures from the easement.

Mr. Duttlinger said correct.

Glen Minich said that the house is grandfathered in and it's consistent with everyone on that street.

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

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

Melissa Mullins Mischke said we're looking at an increase of how many feet from what it's currently.

Mr. Duttlinger said two (2') feet more toward the road.

Mr. Duttlinger is up at the bench going over the site plan with the board members.

Earl Cunningham made a motion to grant the petition for a Variance of Developmental Standards for William and Amber Duttlinger to construct an addition which will encroach upon the front

setback line eleven (11') feet instead of the minimum twenty-five (25') feet on property located at 118 Aster Drive, Walkerton, Indiana, Lincoln Twp., zoned R1B.

Glen Minich seconded.

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

Melissa Mullins Mischke said she just wants to say that you just said two (2') feet is kind of minor, but she would like you to work within your constraints that we already have. Melissa said its two (2') feet today, but down the road it might be five (5') feet and we just keep getting into the situation we're never going to get a handle on these areas where they're building right up to the property line.

Glen Minich said he agrees. Glen said that the only thing that makes this a little bit different is he's moving the foundation and then putting the foundation in the exact same spot.

Voting Aye: Glen Minich, Greg Szybala, Earl Cunningham and Dwayne Hogan.

Voting Nay: Melissa Mullins Mischke

Motion carries 4-1.

**3. The Petition for Variance of Developmental Standards for Raul Villarreal, Jr.** to construct a twenty-four (24') by twenty-four (24') foot detached garage to the side of the home instead of ten (10') feet behind the rear of the house in residential zoning. This property is located at 6477 N. 450 W., La Porte, Indiana, Springfield Twp., zoned R1B on .484 acres.

Melissa Mullins Mischke said while we're waiting for the petitioner for legal work, she just wants to say thank you to Darlene Hale, the County IT Director for helping us get the microphones back on.

Dwayne Hogan said that we really appreciate that.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Raul Villarreal, Jr., 6477 N. 450 W., La Porte, Indiana.

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

Mr. Villarreal said he would like to erect a garage. Mr. Villarreal said that the way the lots laid out, he can't quite make the ten (10') foot to the rear of the building. Mr. Villarreal said he

believes he'll be in encroachment on his rear owners. Mr. Villarreal said he understands from the Commissioner's Office, he has twenty-five (25') foot off sets, front and back. Mr. Villarreal said that the twenty-four (24') feet commencing at ten (10') feet to the rear of his back wall on the home would put him in encroachment upon that line.

Dwayne Hogan asked if that's twenty-four (24') by twenty-four (24').

Mr. Villarreal stated yes.

Board members speaking amongst themselves.

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

Glen Minich asked Mr. Villarreal if the garage would be consistent with the exterior of the house.

Mr. Villarreal stated yes; as much as they can match.

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

Dwayne Hogan asked the pleasure of the board.

Glen Minich made a motion to grant the petition for Variance of Developmental Standards for Raul Villarreal, Jr., to construct a twenty-four (24') by twenty-four (24') foot detached garage to the side of the home as shown in the picture and the garage will be the exterior of the same grade as the home. Property is located at 6477 N. 450 W., La Porte, Indiana, Springfield Twp., zoned R1B.

Earl Cunningham seconded.

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

All approved. Motion carries 5-0.

**4. Petition for Variance of Developmental Standards for Clayton & Norma Jean Schultz (Sellers) and Ryan & Sara Wade (Buyers)** for construction of a home with seventy-five (75') feet road frontage instead of the minimum two-hundred (200') feet. This property is located between 5695 S. and 5691 S. 500 W., La Porte, Indiana, Scipio Twp., zoned Agricultural on 5.9 acres.

Attorney Biege said that all the notices to the neighbors are adequate, however we don't have publication.

Melissa Mullins Mischke made a motion that the Petition for Variance of Developmental Standards for Clayton & Norma Jean Schultz (Sellers) and Ryan & Sara Wade (Buyers) of the property between 5695 S. and 5691 S. 500 W., La Porte be continued to September 18<sup>th</sup>, 2018 meeting.

Greg Szybala seconded.

Attorney Biege told Ryan & Sara Wade that the board members are asking if you could flag each side on where the lot line is going to be so the board members can tell where it is.

Mr. Wade stated yes.

All approved. Motion carries 5-0.

**7. Petition for Variance of Developmental Standards for Elizabeth Skivers** for installation of an in ground pool on side of the home instead of the rear due to septic location and the six (6') foot high fence instead of the three and a half (3 ½') foot fence for safety. This property is located at 6494 Lee Len Trail, La Porte, Indiana, Coolspring Twp., zoned Residential R1B.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Elizabeth Skivers, 6494 W. Lee Len Trail, La Porte, Indiana.

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

Ms. Skivers said she actually wants to get – it's not a complete in ground, it's a sunk in above ground they do – it's three and a half feet (3 ½') in the ground and two (2') feet above ground almost on the side of her house. Ms. Skivers said that she lives on a pie shaped lot and the way it's set up, her septic field encompasses her whole back yard. Ms. Skivers said since she has such a large side yard and the front is pretty good size, she wanted to do it to the side and she wants to put a fence around it, for safety, she wants the fence to be six (6') feet high, instead of the three and a half (3 ½') because the way the road is right there.

Board members speaking amongst themselves.

Dwayne Hogan asked if there are questions from the board.

Earl Cunningham told Ms. Skivers if she puts this in her back yard, it would actually be closer to the road then the side yard.

Ms. Skivers said yes.

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

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

Melissa Mullins Mischke made a motion that the petition for Variance of Developmental Standards for Elizabeth Skivers for installation of an in ground pool on the side of the home instead of the rear due to the septic location and a six (6') foot fence instead of the three and a half (3 ½') foot fence for safety be granted on the property located at 6494 W. Lee Len Trail, La Porte, Coolspring Twp.

Greg Szybala and Glen Minich seconded.

Dwayne Hogan asked if there are any other concerns.

All approved. Motion carries 5-0.

**8. Petition for Variance of Developmental Standards for Gregory & Terri Mihal** to construct a second accessory building, forty (40') feet by sixty (60') feet for storage. Property is located at 11866 W. 300 S., Westville, Indiana, New Durham Twp., zoned R1A on two (2) acres.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Gregory K. Mihal, 11866 W. 300 S., Westville.

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

Mr. Mihal said he wants to put a pole barn on his property. Mr. Mihal said that he has two (2) acres and he has a lot of stuff to put in there.

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

Glen Minich said the he doesn't think that they really had a very good rendering where it's going to go.

Earl Cunningham asked if Mihal if he could show them on the aerial?

Mr. Mihal is up at the bench going over the site plan with the board members.

Melissa Mullins Mischke asked Mr. Mihal if he's going to share a driveway with the existing driveway, or is it going to have its own driveway?

Mr. Mihal said it's going to come off the driveway that's going to the building that's next to it. Mr. Mihal said it's going to be part of that driveway and then he's going to have it go right into the pole building. Mr. Mihal said it's going to be about a sixty (60') foot driveway.

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

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

Dwayne Hogan asked the pleasure of the board.

Glen Minich asked if he's talking about tin sides and a tin roof.

Mr. Mihal stated yes.

Glen Minich said that is consistent with that neighborhood.

Melissa Mullins Mischke made a motion that the Petition for Variance of Developmental Standards for Gregory & Terri Mihal to construct a second accessory building, forty (40') by feet by sixty (60') feet for storage be granted for the property located at 11866 W. 300 S., Westville, Indiana, New Durham Twp.

Earl Cunningham seconded.

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

All approved. Motion carries 5-0.

**9. The Petition for Variance of Developmental Standards for Melinda Gaw** for continued placement of a mobile home. Last variance was granted on June 16<sup>th</sup>, 2015 for three (3) years renewable. Property is located at 6315 N. 300 W., Michigan City, Indiana, Springfield Twp., zoned Agricultural.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Melinda Gaw, 6377 N. 300 W., Michigan City, Indiana.

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

Ms. Gaw said she wants a variance to leave the mobile home on the property.

Dwayne Hogan asked Ms. Gaw how long the mobile home has been on the property.



Ms. Gaw said she thinks twelve (12) years.

Glen Minich said according to beacon it's a 1999.

Ms. Gaw said that they didn't put it in that year, they bought it used.

Dwayne Hogan asked Ms. Gaw if its been on the property for twelve (12) years now.

Ms. Gaw stated yes.

Dwayne Hogan asked Ms. Gaw if it's her intention to keep it there.

Melissa Mullins Mischke asked who stays in the mobile home.

Ms. Gaw stated a family friend.

Melissa Mullins Mischke asked if they help with the farm.

Ms. Gaw said that she kind of looks after her right now with this broken knee. Ms. Gaw said she will get her food and stuff. Ms. Gaw said if they're not there, she feeds the animals.

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

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

Melissa Mullins Mischke said her only comment is it's definitely one of the better mobile homes that are out in the county.

Ms. Gaw thanked Melissa.

Glen Minich told Ms. Gaw that the mobile home would have to leave when this no longer serves her.

Ms. Gaw stated correct.

Melissa Mullins Mischke told Ms. Gaw to make sure that she has an address clearly posted. Melissa said she knows that there was some discussion in the past not being able to find it. Melissa told Ms. Gaw to make sure it's on the structure itself and maybe on the street.

Glen Minich said it should also be up by the mail box.

Earl Cunningham made a motion to approve the petition for Developmental Standards for Melinda Gaw for continued placement of a mobile home as variance was granted on June 16<sup>th</sup>,

2015 for three years, located at 6315 N. 300 W., Michigan City, Indiana, Springfield Twp., for three (3) years.

Glen Minich seconded.

Glen Minich thanked Ms. Gaw for coming in a timely manner.

All approved. Motion carries 5-0.

**10. The Petition for Variance of Developmental Standards for Kevin Bluhm** to reconstruct a home, changing the foot print, due to a house fire. New home will be a ranch two-thousand ten (2010') square feet. This property is located at 3377 S. State Road 104, La Porte, Indiana, Pleasant Twp., zoned B1.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Kevin Bluhm, 3377 S. State Road 104, La Porte, Indiana.

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

Mr. Bluhm said that he wants to rebuild his house. Mr. Bluhm said obviously you guys know the house – it was the big castle looking house. Mr. Bluhm said that they had a house fire in April. Mr. Bluhm said that he wants to put it more centered on the lot itself in front of the existing pool.

Melissa Mullins Mischke asked Mr. Bluhm how close to the edge of the property line he's going to be?

Mr. Bluhm said he's hoping not to go anything over the setback of whatever the ten (10') foot setback is. Mr. Bluhm said depending on exactly where they put it. Mr. Bluhm said that they're still in developmental stages on what house is going to be built.

Dwayne Hogan asked if they're working with a builder?

Mr. Bluhm said that they're looking at a modular, and they're also working with some builders right now trying to figure out the best route.

Dwayne Hogan asked if that's well and septic?

Mr. Bluhm said it will be new well and septic. Mr. Bluhm said that they just did the soil test and the septic tank would have to be inspected and they might be able to use it, but he's anticipating all new.

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

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

Glen Minich made a motion that the Petition for Variance of Developmental Standards for Kevin Bluhm to reconstruct a home to a ranch due to a house fire be granted on property located at 3377 S. State Road 104, La Porte, Indiana, Pleasant Twp., zoned B1.

Earl Cunningham seconded.

Dwayne Hogan asked if there are any concerns, or clarifications?

Board members talking about setbacks.

Annemarie Polan, Building Commissioner, said the closest residential zoning is R1B, so she already told him ten (10') foot sides.

Mr. Bluhm said that was his understanding.

Glen Minich said that in the motion it will include ten (10') foot side setbacks.

Earl Cunningham said he will confirm with a second.

Dwayne Hogan asked if there are any other clarifications.

All approved. Motion carries 5-0.

**11. Petition for Variance of Developmental Standards for S & G Partners (Peepers by Peeperspecs)** for construction of a building which will protrude three point five (3.5) feet into landscaping buffer and a driveway encroaching fourteen point two (14.2) feet on the twenty (20') foot setback. Property is located at 9935 S. US Highway 12, Michigan City, Indiana, Springfield Twp., zoned B-2.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Jeffrey Haw said he's with Radtke Engineering and surveying at 5821 N. US 35 in La Porte, here representing S & G Partners, a/k/a Peepers by Peeperspecs, located at 9935 E. US 12.

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

Mr. Haw said that they're here this evening to address two (2) potential issues, actually two (2) actual issues. Mr. Haw said that Peepers have been in place here for over forty (40) years and they're a multi-generational company that have been active here just outside of Michigan City since that time, and they've been active in this building, which is the original building since that time. Mr. Haw said that they would like to expand now; they're centralizing their distribution facility and they would like to have some storage space and a distribution area for their spectacles, which they distribute nationally.

Mr. Haw said during the course of their design phase, we noted that there are two (2) issues resulting from the fact that this is a business zoning that's adjacent to residential on all sides. Mr. Haw said that it's a B-2 zoning and in the ordinance if you're adjacent to residential, then you incur larger setbacks. Mr. Haw said in this case, they're in B-2 zoning adjacent on the east side to an R1B zoning, which means that the building setback goes from zero (0) to twenty (20') feet. Mr. Haw said on the east side their proposed building encroaches on that twenty (20') feet by three point four five (3.45') feet. Mr. Haw said he should note that is actually just a continuation of the existing building line.

Mr. Haw said that one is pretty easily resolved by the fact that Peepers has offered to purchase a large chunk of property immediately next door, which they will seek to rezone to B-2, either the existing owner will rezone it, or they will after purchase. Mr. Haw said that immediately takes that setback down to zero (0), because it's adjacent to commercial and there is no issue. Mr. Haw said that we're approaching you today simply because that has not yet occurred and they do want to start earth moving and putting a foundation in.

Mr. Haw said the other one that we're talking about occurs because there is a business adjacent to commercial, in this case on the west side. Mr. Haw said we're not talking about a building setback, we're talking about a landscape buffer. Mr. Haw said it's a twenty (20') foot buffer and they're proposing to put their access drive that serves truck traffic coming in through the site around the new building and back for deliveries. Mr. Haw said that he should note that this is truck traffic that we're looking at, something like sixteen (16) to twenty (20) trips a year.

Dwayne Hogan asked Mr. Haw if that's semi-trucks?

Mr. Haw stated yes.

Dwayne Hogan asked if that's a year?

Mr. Haw said a year; we're talking one (1) or two (2) a month just to make sure that they have sufficient supplies for their distribution.

Melissa Mullins Mischke asked Mr. Haw how much we're increasing the impervious area?  
Melissa told Mr. Haw that it looks like you're putting in new asphalt.

Mr. Haw said that he would probably say that they're doubling the impervious area on the site.

Melissa Mullins Mischke asked Mr. Haw if he has anything showing the contours a little better so she can see where the water is being directed.

Mr. Haw said that they have a small set of plans here that will allow you to see a little bit better.

Melissa Mullins Mischke said again, only because the residential areas next to it.

Mr. Haw said that he should note that they met with the owners of both of the properties that are affected by these two issues and neither one has an issue on what they're proposing to do.

Mr. Haw is up at the bench going over the site plan with the board members.

(Unintelligible what they're referring to on the water runoff.)

Mr. Haw said with regards to the one on the west side, they're maintaining that road with that twenty-four (24') feet for safety issues; that's the minimum required aisle width for a parking area, which this technically is.

Earl Cunningham asked Mr. Haw if the semi-trucks would normally come in during the daylight hours.

John Hart, 222 Farmwood Drive, La Porte, Indiana.

Mr. Hart said the trucks normal business hours is 8:00 to 4:30; that's when the facility will be staffed.

Mr. Haw said he should mention that John works for Peepers.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 11.

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

Melissa Mullins Mischke said that she and Glen were discussing if a motion should be made contingent upon the purchase of that second property, that would be something that you guys would enforce with permitting so we don't have to worry about ----

Annemarie Polan, Building Commissioner, said he asked for it tonight because it didn't occur yet. Annemarie said it was going to be a zero (0) setback, but because it's adjacent to residential, he's got the buffer.

Melissa Mullins Mischke said if we grant it tonight and they don't purchase ---

Annemarie Polan, Building Commissioner, said that they're asking for the variance.

Annemarie said she's pretty sure that's all going to take place.

Glen Minich said we can't give him the building permit until they own the adjoining property.

Annemarie Polan, Building Commissioner, asked Mr. Haw if he understands that.

Mr. Haw said that they understand and that's the reason why they're buying the property.

Dwayne Hogan asked the pleasure of the board.

Glen Minich made a motion for the Variance for Developmental Standards for S & G Partners (Peepers by Peeperspecs ) for construction of a building which will protrude three point five (3.5') feet into the landscape buffer and a driveway encroaching fourteen point two (14.2') feet on the twenty (20') foot setback be granted. Property is located at 9935 S. US Highway 12, Michigan City, Indiana, Springfield Twp., zoned B-2.

Greg Szybala seconded.

Dwayne Hogan asked if there is anything else that needs to be clarified.

Melissa Mullins Mischke told Mr. Haw to make sure they're working with the MS4 Plan and maintaining that water on that property.

Mr. Haw said that they just received approval for their storm water pollution plan today.

Earl Cunningham told Mr. Haw that he was well prepared and he would make a comment that you guys have been a long time resident of Michigan City and you take care of your property. Earl said you guys were obviously prepared this evening.

All approved. Motion carries 5-0.

**12. Petition for Variance of Developmental Standards for Leonard Buckner & Christy Lemansky** for construction of a thirty (30') by thirty-two (32') foot pole barn being the fourth (4<sup>th</sup>) structure on this property. Property is located at 4891 N. 325 W., La Porte, Indiana, Center Twp., zoned R1B on one (1) acre.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Leonard Buckner, 4891 N. 325 W., La Porte, Indiana.

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

Mr. Buckner said he would like to construct a thirty (30') by thirty-two (32') foot pole barn toward the middle center of his property. Mr. Buckner said that would be the fourth (4<sup>th</sup>) structure on the property.

Dwayne Hogan asked Mr. Buckner the purpose of this pole barn.

Mr. Buckner said for storage; he has some old tractors and plow equipment, and also a home to house the peacocks. Mr. Buckner said he never knew peacocks could fly, but he's had them for ten (10) years. Mr. Buckner said the original ones died off, but after forty (40) degrees they have to be put inside. Mr. Buckner said that he's replacing the existing greenhouse that's there.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 12.

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

Melissa Mullins Mischke asked Mr. Buckner if he has animals on the property.

Mr. Buckner said that his wife has had chickens for ten (10) years, sells eggs and sells chicks in the spring. Mr. Buckner said that the peacocks showed up about fourteen (14) years ago. Mr. Buckner said that his neighbor bought them and didn't understand that they fly. Mr. Buckner said that the ones that are there now were born there.

Mr. Buckner said that his little granddaughters hand feed them; they're perfectly friendly, not the ones like the zoo. Mr. Buckner said that they're a great driveway alarm clock. Mr. Buckner said if somebody pulls in the driveway at night, they sleep in the tree during the summer right at the end of the driveway. Mr. Buckner said if you've ever noticed, they are awfully loud.

Melissa Mullins Mischke apologized to Mr. Buckner because she was busy reading your petition and things while you were discussing. Melissa asked Mr. Buckner if this would be his fourth (4<sup>th</sup>) structure on the property.

Mr. Buckner said it will be the fourth (4<sup>th</sup>) structure. Mr. Buckner said that one is a chicken coop, a pool house with the pool pump.

Melissa Mullins Mischke asked Mr. Buckner if he's going to store some of his tractors and things like that.

Mr. Buckner said that he's a general contractor and he will be storing some building materials in there also.

Melissa Mullins Mischke asked Mr. Buckner if he's sure a thirty (30) by thirty-two (32) pole barn is big enough.

Mr. Buckner said no, but that's what he can afford.

Melissa Mullins Mischke asked Mr. Buckner if it's going to be a metal structure.

Mr. Buckner said it will be a metal structure with a metal roof, or he can composite, depending on which way the costs is the best. Mr. Buckner said the coloring scheme would match what's on the house now.

Glen Minich asked Mr. Buckner if he has a picture of where this building is going to go.

Mr. Buckner is up at the bench going over the site plan with the board members.

Mr. Buckner said that there is an existing greenhouse there and it would be in that exact same location.

Melissa Mullins Mischke asked Mr. Buckner if that greenhouse is coming down.

Mr. Buckner stated yes.

Melissa Mullins Mischke asked Mr. Buckner if he's going to add an additional driveway, or an extension to your driveway.

Mr. Buckner said he just normally drives across the yard to get to the back. Mr. Buckner said the next door neighbor, John Delligatti lets him get dumpsters in the rear yard right across this property all the time. Mr. Buckner said he's a really good neighbor.

Glen Minich told Mr. Buckner that there is a lot of debris in the back of the property.

Mr. Buckner said that's from cleaning out the chicken coup. Mr. Buckner said that it gets scooped up and gets put in a dumpster and hauled out.

Dwayne Hogan asked the pleasure of the board.

Earl Cunningham made a motion to approve the petition for Variance of Developmental Standards for Leonard Buckner and Christy A. Lemanski for construction of a thirty (30) by thirty-two (32) foot pole barn being the fourth (4<sup>th</sup>) structure on property located at 4891 N. 325 W, La Porte, Indiana, Center Twp., zoned R1B on one (1) acre.

Melissa Mullins Mischke seconded.

Dwayne Hogan asked if there are any concerns or clarifications.

Earl Cunningham told Mr. Buckner that he's not actually adding to the number because you're taking down ---



Mr. Buckner said that he's taking down the green house.

All approved. Motion carries 5-0.

Dwayne Hogan asked attorney Biege if he has any business before the Board of Zoning.

Attorney Biege stated no.

Dwayne Hogan asked Annemarie Polan, Building Commissioner if she has anything for the Board of Zoning.

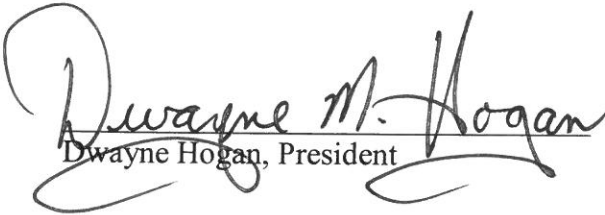
Annemarie Polan, Building Commissioner, stated no.

Melissa Mullins Mischke made a motion to adjourn.

Earl Cunningham seconded.

All approved. Motion carries 5-0.

There being no further business before the Board of Zoning Appeals, meeting adjourned at 7:00 p.m.

  
Dwayne Hogan, President

  
Annemarie Polan, Recording Secretary