



Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Joseph Preston, 2164 W. Elm Street, La Porte, Indiana.

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

Mr. Preston said that he wants to put a shed on his property.

Dwayne Hogan asked the purpose of the shed.

Mr. Preston said for storage.

Dwayne Hogan asked Mr. Preston if he's going to have any water, or electric.

Mr. Preston stated no.

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.

Glen Minich said that he has a drawing and the septic field is in the back yard. Glen told Mr. Preston to make sure that he leaves room for a second alternative site for a septic.

Dwayne Hogan asked the pleasure of the board.

Melissa Mullins Mischke made a motion to grant the petition for Variance of Developmental Standards for Joseph Preston to construct an accessory building/pole barn shed, twenty-four by twenty-eight (24' x 28') feet, located at 2164 W. Elm Street, La Porte, Indiana, Scipio Twp., zoned R1B.

Greg Szybala and Earl Cunningham seconded.

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

All approved. Motion carries 5-0.

**3. Petition for Variance of Developmental Standards for Bert Wellman (owner) and Wynn Wellman, (buyer-son) to construct a new home approximately sixteen-hundred (1600') square feet with zero road frontage. This property is located at 7298 W. Johnson Road, Michigan City, Indiana, Coolspring Twp., zoned R1B on four (4) acres.**

Attorney Biege said that we have returned receipts, but no green cards back. Attorney Biege said it shows proof that they were mailed, but our standard is usually to have the green cards back.

Earl Cunningham asked attorney Biege the dates on those receipts that were mailed.

Attorney Biege said September 20<sup>th</sup>, 2018.

Dwayne Hogan said before we get started, are there any remonstrators here this evening for Petition No. 3.

Dwayne Hogan asked for name and address for the record.

Wynn Wellman said that property doesn't have an address.

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

Mr. Wellman said that he would like to build a home on the property. Mr. Wellman said that the home would be approximately sixteen-hundred (1600') foot in size.

Melissa Mullins Mischke asked Mr. Wellman how he was going to access the home.

Mr. Wellman said that he accesses that gravel lane through Vintage Court. Mr. Wellman said that the best access would be at the very end of that gravel lane.

Earl Cunningham asked who owns that gravel lane.

Mr. Wellman said he doesn't know that, but there are five (5) homes back there.

Dwayne Hogan asked if there is a name for that gravel lane.

Mr. Wellman said he believes that it's Vintage Lane.

Dwayne Hogan said that some refer to it as the Johnson Road extension.

Melissa Mullins Mischke said that she doesn't think that it's the county records for roads. Melissa said it certainly isn't built to county standards for a road.

Earl Cunningham asked Mr. Wellman who plows the snow.

Mr. Wellman said he's not aware if the county plows that, or if they pay somebody to do it. Mr. Wellman said that he would maintain his driveway himself.

Board members speaking amongst themselves.

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

Glen Minich said he just doesn't see it being a good idea unless there is some improvement on that lane and proof that's a public right-of-way. Glen said he doesn't see how we can do this Glen said it's not maintained; it's not in our inventory – Glen said that for emergency services the mailboxes are the only indication that there are five (5), or six (6) homes back there. Glen said he can't imagine the response time to get to somebody that had a problem.

Melissa Mullins Mischke said that she thinks that their addresses are out on Johnson Road.

Earl Cunningham said that's the closest you can get to the Fire Department.

Mr. Wellman said that's he's a member of the Fire Department, so he understands the importance of being able to locate addresses. Mr. Wellman said if need be, he can have an address out on Johnson Road and he could put up another sign at the end of Vintage.

Earl Cunningham said that there has to be some kind of precedence if there has been homes back there for eighty (80) years. Earl said that there are multiple homes using the same driveway.

Attorney Biege said that he's looking in beacon and it looks like there is no identified owner. Attorney Biege said that this may be a road in limbo, in which we have a few in the county. Attorney Biege said that there is no parcel ID number assigned and it just runs into Johnson Road.

Melissa Mullins Mischke said it could have just been a subdivision where a road was private and not approved.

Attorney Biege said that this may have predated our current code; we don't know that, but it could be grandfathered in since we have this identified road with homes existing that predate the adoption of our new code.

Dwayne Hogan asked Mr. Wellman when the last new construction was out there.

Mr. Wellman said 1997.

Board members speaking amongst themselves.

Melissa Mullins Mischke asked Mr. Wellman if he and his father talked about maybe getting access from his property.

Mr. Wellman stated yes.

Melissa Mullins Mischke asked Mr. Wellman his thoughts on that.

Mr. Wellman said that it's a possibility. Mr. Wellman said that they cut some paths in those woods wide enough where trucks can be driven back there from his property.

Earl Cunningham told Mr. Wellman that's not his preference though.

Mr. Wellman said that's not his preference.

Board members speaking amongst themselves.

Earl Cunningham asked Mr. Wellman if he has any idea from his parents, or anyone else who put that road in.

Mr. Wellman said some people by the name of Stoltz.

Earl Cunningham asked the gentleman to step up to the microphone.

Dwayne Hogan asked for name and address for the record.

Bert Wellman, 7298 W. Johnson Road, Michigan City. Mr. Wellman said that it was Stoltz's Farms – Stoltz Orchard.

Attorney Biege said that he's working and he's listening and he's coming to the conclusion that this road and this parcel was created prior to adoption of the code. Attorney Biege said if that's the case, it's grandfathered in and no variance is necessary at all.

Attorney Biege said that the problem is when we're looking at grandfathered properties, there is very little information to base a decision, but it looks like all of this was created all before we adopted the current code. Attorney Biege said his opinion is it's grandfathered and they can go ahead and apply for a permit.

Earl Cunningham made a motion to approve the Variance for Developmental Standards for Bert Wellman, owner, and Wynn Wellman, buyer who is his son to construct a new home approximately sixteen-hundred (1600') square feet with zero road frontage. Property is located at 7298 W. Johnson Road, Michigan City, Indiana, where his father's property is, Michigan City, Indiana, Coolspring Twp., zoned R1B on four (4) acres.

Greg Szybala seconded.

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

Melissa Mullins Mischke told Mr. Wellman that she wants to make sure that since he's a volunteer fireman, to get an address out so everyone can find it.

Dwayne Hogan said he would also like to add, keep the one on Johnson Road and put the one back to your house where you go to the left.

Mr. Wellman said he was going to do that anyway.

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

Voting Aye: Dwayne Hogan, Melissa Mullins Mischke, Greg Szybala and Earl Cunningham.

Voting Nay: Glen Minich

Motion carries 4-1.

**4. Petition for Variance of Developmental Standards for Dwight & Patty Krueger** to construct a second accessory building on their property twenty-six by eighteen (26' x 18'). Property is located at 4823 N. 200 E., La Porte, Indiana, Kankakee Twp., zoned R1A on two (2) acres.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Dwight Krueger, 4823 N. 200 E., La Porte, Indiana.

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

Mr. Krueger said that he's looking to put up a carport type of building.

Dwayne Hogan asked Mr. Krueger if it's twenty six by eighteen (26' x 18').

Mr. Krueger stated yes.

Dwayne Hogan asked if it's going to be right next to the house.

Mr. Krueger said that there is a little bit of slab that's about fifteen (15') feet north of that garage.

Greg Szybala asked if the proposed location is over that concrete pad.

Mr. Krueger stated yes. Mr. Krueger said that there is a little spot there that he's going to fill with gravel. Mr. Krueger said that there was a building there once before, but they took it down.

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

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

Melissa Mullis Mischke asked Mr. Krueger if this structure is going to be enclosed.

Mr. Krueger stated yes.

Melissa Mullins Mischke asked Mr. Krueger if he's going to put a garage door on it.

Mr. Krueger stated yes.

Melissa Mullins Mischke asked Mr. Krueger if he's going to put electric and water in this building.

Mr. Krueger stated no.

Glen Minich asked Mr. Krueger how he's going to fasten it to the ground being that it's a portable structure.

Mr. Krueger said that the company that he's getting it from will come and put it in and drill anchors for concrete.

Melissa Mullins Mischke asked Mr. Krueger if he's doing it himself.

Mr. Krueger stated no.

Dwayne Hogan asked if there is anything else from the board.

Dwayne Hogan asked the pleasure of the board.

Glen Minich made a motion that the Petition for Developmental Standards for Dwight & Patty Krueger to construct a second accessory building on their property be granted on the property located at 4823 N. 200 E., La Porte, Indiana, Kankakee Twp., zoned R1A.

Earl Cunningham seconded.

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

Motion carries 5-0.

**5. Petition for Variance of Developmental Standards for Saugany Lake Conservation Club** to add a new pavilion fifteen (15') feet from rear property line (toll road) instead of the minimum twenty-five (25') feet onto the existing building. Property is located at 5555 E. 800 N., Rolling Prairie, Indiana, Galena Twp., zoned R1B.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Donald Lode, 7882 N. Pottawatomie Trail, Rolling Prairie, Indiana.

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

Mr. Lode said that he's the president of the conservation club and they would like to put a picnic shelter on the end of their building. Mr. Lode said that they need the variance because they're closer than the twenty-five (25') feet to the toll road.

Mr. Lode said that the reason why they want to do this is they have fishing tournaments for kids and every kid goes home with a pole. Mr. Lode said that they have other functions there that make money for a five-hundred dollar (\$500.00) scholarship.

Dwayne Hogan said so it's pretty much a family and kids orientated type of function building.

Mr. Lode said absolutely.

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

Earl Cunningham said the toll road director. Earl told Don he was just kidding.

Earl Cunningham made a motion to approve the Petition for Variance of Developmental Standards for Saugany Lake Conservation Club to add a new pavilion fifteen (15') feet from the rear property line, which is the toll road instead of the minimum twenty-five (25') feet, on property located at 5555 E. 800 N., Rolling Prairie, Indiana, Galena Twp., zoned R1B.

Greg Szybala seconded.

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

All approved. Motion carries 5-0.

**6. Petition for Variance of Developmental Standards and Use Variance for Shirley North** for Developmental Standards for continued placement of a mobile home on her property. Last variance was granted on December 15<sup>th</sup>, 2015 for three (3) years renewable. Also, a **Use Variance** to operate a licensed daycare facility five (5) days a week, Monday through Friday from 6:00 a.m. to 5:00 p.m. Property is located at 13624 S. 600 W., Hanna, Indiana, Cass Twp., zoned Agricultural on three (3) acres.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.



Shirley North, 13624 S. 600 W., Hanna.

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

Ms. North said that she would like to keep a variance to keep the mobile home for her mother-in-law for another three years and to operate her daycare on the same property.

Dwayne Hogan asked Ms. North how long she has had the daycare there.

Ms. North said twenty (20) years.

Melissa Mullins Mischke asked Ms. North if she's ever had a variance on the daycare.

Ms. North stated no.

Dwayne Hogan asked Ms. North if it's been existing for twenty (20) years.

Ms. North stated yes.

Greg Szybala asked if it's possible it's grandfathered in.

Attorney Biege said he doesn't think we need to do anything with this.

Melissa Mullins Mischke asked Ms. North how old her mother-in-law is.

Ms. North said eighty-seven (87).

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

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

Melissa Mullins Mischke made a motion that the Petition for Variance of Developmental Standards for continued placement of a mobile home on her property located at 13624 S. 600 W., Hanna be granted for three (3) years renewable and removing the Use Variance for the business.

Earl Cunningham seconded.

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

All approved. Motion carries 5-0.

**7. Petition for Variance of Developmental Standards for Jack & David Childers (Sellers) and Joe Levendoski (Buyer) to buy a piece of property with three (3) existing**

homes, having two (2) different recorded easements, one having thirty (30') feet of road frontage and the other having twenty (20') feet of road frontage. This property is located at 5722 N. Hitchcock Street, Michigan City, Coolspring Twp., zoned R1B on four point six three (4.63) acres.

As the certified mailing was incorrect, this is continued to November 20<sup>th</sup>, 2018 at 6:00 p.m.

Earl Cunningham made a motion to postpone until November 20<sup>th</sup>, 2018 at 6:00 p.m.

Melissa Mullins Mischke seconded.

All approved. Motion carries 5-0.

**8. Petition for Variance of Developmental Standards for Tim & Monica Pilarski to add an addition with a small kitchen, twenty-four (24') by thirty-two (32') for mother-in-law quarters. This property is located at 6583 E. Bootjack Road, Rolling Prairie, Indiana, Wills Twp., zoned Agricultural.**

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Tim Pilarski, 6583 E. Bootjack Road, Rolling Prairie, Indiana.

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

Mr. Pilarski said that he wants to basically put in a mother-in-law quarters in his home. Mr. Pilarski said that his parents are getting up in age and their house right now is a bi-level and they have to go up and down stairs.

Dwayne Hogan asked if it's going to have a kitchen.

Melissa Mullins Mischke said that she's not certain why this is on the agenda. Melissa said that she knows a lot of homes have two (2) kitchens. Melissa said that when she looked at this it looks like an addition.

Dwayne Hogan asked Mr. Pilarski if he's going to build a kitchen in the existing room already.

Mr. Pilarski stated no.

Dwayne Hogan asked Mr. Pilarski if he's going to add to this.

Mr. Pilarski stated yes. Mr. Pilarski said it's going to be an addition.

Melissa Mullins Mischke asked Mr. Pilarski if he's going to have a separate address.

Mr. Pilarski stated no.

Annemarie Polan, Building Commissioner, said that she was told that it's going to have its own separate entrance it would be a two (2) family dwelling in one, which is not permitted in Agricultural zoning.

Annemarie Polan, Building Commissioner, asked Mr. Pilarski if it will have its own separate entrance.

Mr. Pilarski stated yes.

Glen Minich asked if it's being built on the back wall of the garage.

Mr. Pilarski stated yes.

Attorney Biege asked Mr. Pilarski what he's adding on.

Mr. Pilarski said it's a twenty-four by thirty-two (24' x 32') addition with one bedroom.

Attorney Biege said if it has a bedroom and a kitchen, it's a duplex.

Mr. Pilarski said it's not going to have a separate address.

Attorney Biege said if it's a duplex it's going to need one.

Melissa Mullins Mischke asked if she wanted to add another bedroom and a kitchen to her house, does that make it a duplex.

Attorney Biege stated no. Attorney Biege said that you have two (2) families with separate entrances.

Board members speaking amongst themselves.

Earl Cunningham said that we could restrict that and it couldn't be rented.

Attorney Biege said let's not pretend what it's not; it has a bedroom, a bathroom, and a kitchen. Attorney Biege said if it's two (2) dwellings attached, it makes it a duplex.

Glen Minich said Annemarie made a good call. Glen said that we want people to make room for their family like this; we don't want trailers moved in.

Mr. Pilarski said it's going to be part of the house.

Greg Szybala asked Mr. Pilarski if it has access to the main house.

Mr. Pilarski stated yes. Mr. Pilarski said that they don't have to go outside to get into his house.

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

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

Earl Cunningham said in light of the fact that we've been advised by our attorney that we can add a restriction that it never be rented, he would like to make a motion to approve the Petition for Variance of Developmental Standards for Tim & Monica Pilarski to add an addition with a small kitchen, with total addition being twenty-four (24') by thirty-two (32') for mother-in-law quarters with the stipulation that it will never be rental on the property located at 6583 E. Bootjack Road, Rolling Prairie, Indiana, Wills Twp., zoned Agricultural.

Melissa Mullins Mischke seconded.

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

All approved. Motion carries 5-0.

**9. Petition for Variance from Developmental Standards for Joseph C. Putnam and Patricia Putnam (Petitioners), by counsel, Andrew D. Voeltz of Howes & Howes** for clarifications of the previously granted Variance, as well as the facts and circumstances upon which the variance was granted. Previous variance was granted by this Board on or about September 16<sup>th</sup>, 2014, which are attached hereto for a period of four (4) years. This property is located at 8749 East Sunnyside Drive, New Carlisle, Indiana, Hudson Twp., zoned R1B.

Attorney Biege said certified mailing is not sufficient.

**10. Petition for Variance of Use for GE Development (Buyer) Kingsbury Investments (Seller)** for construction of a green Biofuel facility (recycling food into a clean fuel (gas) attached as Exhibit B. Property is located in Washington Township corner of 5<sup>th</sup> Road & Central Road, Kingsbury, Indiana, zoned M-2, on forty-five point four one seven (45.417) acres.

Attorney Biege said certified mailing is not sufficient.

**11. Petition for Variance for Rudolph R. Melchiorre, Jr., and Dawn Melchiorre, by attorney David Ambers** to construct an addition (residence), which will be attached to the existing dwelling by separation of a breezeway. This property is located at 4115 S. 150 W., La Porte, Indiana, Scipio Twp., zoned Agricultural on seventeen point nine two four (17.924) acres.

Attorney Biege said notice is adequate.

David Ambers, Attorney at Law, 609 Michigan Avenue here in La Porte.

Attorney Ambers said he's here on behalf of Mr. & Mrs. Melchiorre concerning a piece, -- pretty much like Bootjack Road, which you just heard. Attorney Ambers said that if you look at Exhibit E from his Petition, he has the aerial view. Attorney Ambers said that they bought John Minch's old place out on 400 South and 150. Attorney Ambers said that there is an existing home there and what they want to do is add on an in-laws quarters.

Attorney Ambers said what's more important is the elevation of the home, which is going to be addition, which is page 7. Attorney Ambers said it will be a sixteen-hundred (1600') square foot addition to the existing home. Attorney Ambers said it will be attached by a breezeway between the new addition and the existing home and will run behind the two (2) garages. Attorney Ambers said it will have a separate entrance and a separate septic system and that permit has already been obtained from the County Health Department.

Dwayne Hogan asked attorney Ambers if it's going to be a separate well, or common well.

Ms. Melchiorre said it will be a separate well.

Dwayne Hogan asked Ms. Melchiorre if the electric is going to be tied into the main house.

Ms. Melchiorre stated yes.

Earl Cunningham told attorney Ambers that B-8 was very helpful, thank-you.

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

**Remonstrators:**

Dwayne Hogan asked for name and address for the record.

Dawn Milner, 1272 W. 400 S., La Porte.

Ms. Milner said that she's interested in --- her property abuts them in the back by the pond. Ms. Milner said she's interested in the septic. Ms. Milner said she knows that they already obtained

their septic from the Health Department. Ms. Milner said it's watered soaked and also she wanted to know about the corp permit and if they turned that into a wetland.

Dwayne Hogan asked for name and address for the record.

Annabelle Gertrude Milner. Ms. Milner said she's lived there since she married her husband when she was eighteen (18) and she's eighty-eight (88) now.

Ms. Milner said she thinks the pond is spring fed and she's interested if that's true.

Attorney Biege said that the Zoning Board can't comment on what the Army Corp is going to decide. Attorney Biege said that doesn't supersede anything the Army Corp may have, or what the Health Department may have. Attorney Biege said those are two different independent entities. Attorney Biege said all we're looking at, is to see if the structure is proper for the zoning district.

Ms. Milner said the septic looks to be running parallel to the fence line. Ms. Milner said she just wants to know where it's at.

Dwayne Hogan asked if there are any other remonstrators for Petition No. 11.

Attorney Ambers said that he believes the pond is spring fed both from the ground and the creek that passes through there. Attorney Ambers said if he remembers right, there use to be trout in that pond.

Attorney Ambers said the septic system shown on the site plan is the existing septic system and the new septic system will be to the south and west of the room.

Melissa Mullins Mischke asked attorney Ambers if he has a drawing, or a sketch.

Attorney Ambers said what's shown on B-8 that septic system is the existing system for the existing home. Attorney Ambers said that the new septic system is going to come out this end and go to the south and to the west.

Board members speaking amongst themselves.

Attorney Ambers and Ms. Melchiorre are up at the bench going over the site plan with the board members. (Unintelligible).

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

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

Earl Cunningham said that the Milner's want to know how many feet from the fence is the existing septic field.

Dwayne Hogan said that the Health Department will make sure it's correct.

Board members speaking amongst themselves.

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

Dwayne Hogan asked the pleasure of the board.

Melissa Mullins Mischke made a motion that we approve the Petition for Variance for Rudolph R. Melchiorre and Dawn Perosko Melchiorre to construct an addition to the residence, which will be attached to their existing dwelling by separation of a breezeway on property located at 4115 S. 150 W., La Porte, Indiana.

Greg Szybala seconded.

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

All approved. Motion carries 5-0.

**9. Petition for Variance from Developmental Standards for Joseph C. Putnam and Patricia Putnam (Petitioners), by counsel Andrew D. Voeltz of Howes & Howes, LLP.**

Attorney Biege said he suggest that we set this out for a month. Attorney Biege said that we're missing one (1) card, although Mr. Voeltz has the tracking record, we don't have anything to tie it with a name.

Melissa Mullins Mischke made a motion that we postpone Petition No. 9 to the November 20<sup>th</sup>, 2018 meeting at 6:00 p.m.

Greg Szybala seconded.

All approved. Motion carries 5-0.

**10. Petition for Variance of Use for GE Development Standards (Buyer) Kingsbury Investments (Seller) for construction of a green Biofuel facility.**

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Richard Gilli, 17 Burns Court, Greenlawn, New York 11740.

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

Mr. Gilli said that they're seeking a variance to build a renewable natural gas facility. Mr. Gilli said that they're going to be taking food waste and other organic waste and using animal beef digestion, creating methane gas and bio solids.

Mr. Gilli said that the gas will be purified to pipeline quality and it will be put into --- there happens to be an eight (8") inch pipeline and he thinks it's at the corner of 3<sup>rd</sup> Road and Hupp Road. Mr. Gilli said that they have sewer connection that runs across their property and there is adequate water supply to be provided by the local provider.

Mr. Gilli said that they plan on occupying about seventeen (17) acres of this property, but that also includes some easements that they're going to have for wetlands; they have one-hundred fifty (150') foot setback to wetlands and fifty (50') foot setback to adjacent property, as well as front and side roads.

Mr. Gilli said that the facility will generate a considerable amount of natural gas and that they plan on handling three (300) tons a day food waste that will be segregated at other various facilities and brought to their facility for treatment and animal beef digestion.

Dwayne Hogan asked if that's approximately three-hundred (300) ton a day.

Mr. Gilli stated yes.

Dwayne Hogan asked if that's going to be a five (5) day a week operation.

Mr. Gilli said that the facility will operate seven (7) days a week. Mr. Gilli said the microorganism have to be fed and continued in phases. Mr. Gilli said it will have delivery six (6) days a week.

Melissa Mullins Mischke asked Mr. Gilli when the product ---

Dwayne Hogan said digested.

Melissa Mullins Mischke asked after you have it extracted – the methane gas, what is residual then.

Mr. Gilli said the bio solids left over will be dried and pelletized, or probed for eventual distribution for fertilizer.

Dwayne Hogan asked about secondary.



Mr. Gilli said secondary use they have also prior to fish jaw for the waste water, they're going to treat it down to the domestic level, but during that process they're going to be generating lab grade chemicals for sodium citrate, which will be used for agricultural, but also lab grade and very high purity will be generated from this.

Greg Szybala asked if the solids would be processed on site.

Mr. Gilli stated yes.

Attorney Biege asked Annemarie why they're here. Attorney Biege said that it's M-2.

Mr. Gilli said they were told because it had natural gas processing it required a special use process.

Annemarie Polan, Building Commissioner, said it's in the book.

Attorney Biege asked if this is a Use Variance, or Special Exception. Attorney Biege said he thinks that it's a permitted use, but the Special Exception is the gas.

Earl Cunningham asked Mr. Gilli if he has any other plants like this in existence now, and where are they.

Mr. Gilli said that they have a facility now that's using the same type of technology; the technology is a Belgium technology, but they do have a plant in Southern Connecticut that does one-hundred (100) tons a day; there's a plant that's been operating for about a year or so, but there is a plant in London Empire, Canada, which processes about two-hundred (200) a day and that's been operating for a six (6) year period successfully meeting all of the –

Dwayne Hogan asked how many years.

Mr. Gilli said six (6) years meeting all of its contract commitment. Mr. Gilli said that they also have another facility that they've permitted in North Haven, Connecticut for two-hundred (200) tones a day and they're waiting some environmental clearances on the property. Mr. Gilli said it's an old railyard so there are some environment compresses on the property.

Dwayne Hogan said inherited.

Melissa Mullins Mischke asked what kind of odors we can expect to come from the plant.

Mr. Gilli said the plant could generate odors, but everything they're going to do is going to be negative air. Mr. Gilli said every time doors will be open, fans will deploy and suck air into the building and that air will then go into a --- it will either be used a make-up air for their combustion – they're going to burn some of that gas for themselves. Mr. Gilli said they've some

captive energy needs and that will be their fuel to run that facility. Mr. Gilli said they will also have auto control to use biofuel (unintelligible) systems.

Mr. Gilli said this will have all the bells and whistles. Mr. Gilli said it will be approximately a sixty (60) million dollar bill.

Melissa Mullins Mischke asked Mr. Gilli if he's going to employ locally.

Mr. Gilli stated yes.

Melissa Mullins Mischke asked how many jobs he thinks this is going to give him. Mr. Gilli said the construction they anticipate about one-hundred (100) jobs. Starting operation, it will probably be about fifty (50) to sixty (60) per week and that's three shifts. Mr. Gilli said that they need to have people on staff in the evening when this is operating.

Dwayne Hogan asked Mr. Gilli if they plan on paying prevailing wage.

Mr. Gilli stated yes.

Earl Cunningham asked if there would be fifty (50) to sixty (60) full time positions.

Mr. Gilli said full time positions. Mr. Gilli said that they're relatively well paid; there will be engineers, equipment operators, laborers, people that run the office and lab technicians.

Dwayne Hogan asked about a safety guy on the site.

Greg Szybala asked Mr. Gilli why this parcel.

Mr. Gilli said that they wanted to be far away from everything as possible. Mr. Gilli said that this parcel is about three and a half (3 1/2) to four (4) miles away from any residence.

Greg Szybala asked if there is some containment on the property in case there is a leak or anything.

Mr. Gilli said there will be containment where they're going to store the chemicals. Mr. Gilli said there will be sulfuric acid and (unintelligible) soda to maintain the ph control in the digesters. Mr. Gilli said the rest of it is biological waste treatment.

Earl Cunningham said right now a lot of this product goes into landfills.

Mr. Gili said it goes into landfills. Mr. Gilli said this is green project, which is essentially --- outside there is some packaging that they can't take in like skuzzy food and other liquids that are out of date and they come in their packaging. Mr. Gilli said that will basically be the only waste that is generated by this facility.

Earl Cunningham asked estimated time.

Mr. Gilli said permitting is about six (6) to nine (9) months. Mr. Gilli said once they get this Special variance they will submit to IDEM.

Earl Cunningham said as a former County Councilmen, he can't tell you how excited he is to see something of this magnitude going in out at the Kingsbury Complex.

Dwayne Hogan said he applauds the efforts.

Dwayne Hogan asked attorney Biege if he thinks it should be a Special Exception.

Attorney Biege said he thinks it should be a Special Exception.

Attorney Biege asked Mr. Gilli if he amends his Petition to a Special Exception.

Mr. Gilli said that they would amend.

Attorney Biege told the board to keep in mind that a Special exception means that it's already permitted in the zoning district, but because of the nature of the facility, we wanted you to take a look before it went through.

Greg Szybala asked where he's going to be getting all his waste from.

Mr. Gilli said waste is going to come from the region. We're looking at Chicago and other municipalities in the region. Mr. Gilli said that they could take it from food processes in the area ----meat packing.

Melissa Mullins Mischke asked if it's local restaurants as well.

Mr. Gilli said that's part of what they will be looking to see is if there types of lodge and distribution facilities. Mr. Gilli said you would be surprised how much food goes back to the distribution and down the drain in disposals.

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

Melissa Mullins Mischke made a motion to grant the petition for a Special Exception for GE Development (Buyer) Kingsbury Investments (Seller) for construction of a green Biofuel facility located in Washington Twp. at the corner for 5<sup>th</sup> Road and Central Road in Kingsbury.

Earl Cunningham seconded.

Dwayne Hogan asked if there are any clarifications.

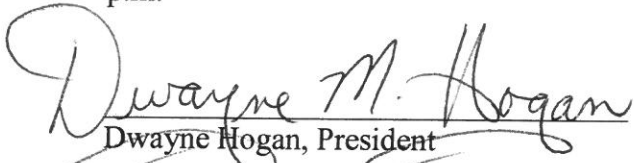
All approved. Motion carries 5-0.

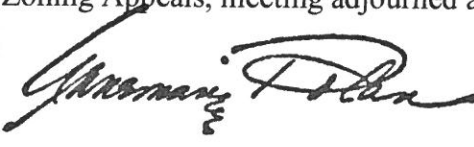
Dwayne Hogan asked if there is anything else before the board this evening. Hearing none, Dwayne asked for a motion to adjourn.

Melissa Mullins Mischke made a motion to adjourn.

All approved. Motion carries 5-0.

There being no further business before the Board of Zoning Appeals, meeting adjourned at 7:20 p.m.

  
Dwayne Hogan, President

  
Annemarie Polan, Recording Secretary