



# LAPORTE COUNTY PLAN COMMISSION

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**ANNEMARIE POLAN**  
Building Commissioner

## LA PORTE COUNTY PLAN COMMISSION MINUTES August 28, 2018

MEMBERS PRESENT: Anthony Hendricks Gene Matzat  
Rita Beaty Kelly Connie Gramarossa  
Earl Cunningham John Sullivan  
Harold Parker

OTHERS PRESENT: Annemarie Polan, Recording Secretary, Douglas Biege, Attorney,  
Cynthia Kreske, Secretary.

Dar Forker, Secretary typed the minutes of August 28<sup>th</sup>, 2018.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### APPROVAL OF THE AGENDA

Anthony Hendricks asked for a motion on the agenda.

John Sullivan made a motion to approve the Agenda. Rita Beaty Kelly seconded.

Anthony Hendricks asked if there are any changes, additions, or deletions.

All approved. Motion carries 7-0.

### APPROVAL OF MINUTES

Anthony Hendricks asked for approval of the meeting minutes from the July 24<sup>th</sup>, 2018 meeting.

Rita Beaty Kelly made a Motion to approve the minutes from the July 24<sup>th</sup>, 2018 meeting.  
John Sullivan seconded.

Anthony Hendricks asked if there are any changes, additions, or deletions.

All approved. Motion carries 7-0.

**1. Petitioners, E-Pak Machinery, Inc. and owners R. S. Real Estate, LLC** respectfully petitions the La Porte County Plan Commission and the La Porte County Commissioners

to re-zone **Parcel (A)**, currently zoned B2 General Commercial District to M1, Light Industrial District. The property is located in the Northwest Quarter of Southwest Quarter of Section 11, Township 36, North Range 3 West, Scipio Township, La Porte County, Indiana at 1525 South State Road 39, La Porte, Indiana being 1.3 acres more or less.

**Parcel (B)**, currently zoned B2, Highway Commercial District, to M1, Light Industrial District. The property is located in the Northwest Quarter of the Southwest Quarter of Section 11, Township 36, North, Range 3 West, Scipio Township, La Porte County Indiana at 1535 South State Road 39, La Porte, Indiana being 4.0 acres more or less.

Attorney Biege said notice is adequate.

Anthony Hendricks asked Mr. Aloï if he would read the highlights on record.

Mr. Aloï on page 2, No., 4, its present zoning like you talked about on Parcel A is B2, General Commercial District and Parcel B3 is Highway Commercial District. Mr. Aloï said if you recall, he came before you in 2014 to rezone the parcel to the north to B2 and their existing four (4) acres parcel, which is parcel B here, was four (4) acres, so that's why there are two (2) different zonings there.

Mr., Aloï said the proposed zoning is Parcel (A), M1, Light Industrial District and Parcel (B) M1, Light Industrial District. Mr. Aloï said No. 6 Proposed Usage: The applicants requested the above described change in Zoning for the following reasons:

- A. To begin expansion to their existing building to the south.
- B. To improve the existing site characteristics of their existing facility to the south for parking, truck maneuvering and utility and drainage improvements.

Mr. Aloï said he will read Paragraph F, Environmental Conditions:

The topography, soil conditions, and other physical features of the site are consistent with the adjacent land to the south and are suitable for the future use and purpose of rezoned parcel. The additional land will allow for improved drainage, expansion, and improved trucking maneuverability for the existing facility.

Mr. Aloï said Paragraph G; Spot Zoning:

The parcel is not considered spot zoning since the adjacent parcel to the west is currently zoned M1. The purpose of the rezoning is to improve the overall site characteristics of the area by having the additional land zoned accordingly to accommodate for future improvements.

Mr. Aloï said Paragraph H: Neighborhood Plan.

Not presently applicable. The applicant is not aware of any current neighborhood plan, however, since the changes in zoning are consistent with the existing use to the west, the zoning change does not appear that it will affect, distract, or destroy the neighborhood around it.

Mr. Aloï said basically what he's here today for is the rezoning of both of those parcels. Mr. Aloï said when they rezoned the parcel back in 2014, after they bought the parcel to the north, the small one point three (1.3) acre parcel to the north they weren't sure what they were going to do with that, so they rezoned it to B2. Mr. Aloï said the current parcel is zoned B3, but they're a manufacturing facility and now they have decided to expand their facility and utilize that one point three (1.3) acres to build a building on. Mr. Aloï said that he's been hired to redo the site plan and the engineering on that parcel once they decide on an architect and decide on their building.

Mr. Aloï said the intent of this whole rezoning is to really put them --- they're a manufacturing facility now and put that under M1 consistent with what's across the road in that area, and then the expansion will go possibly into that new parcel --- that new one point three (1.3) acre parcel, so they want to rezone that as well. Mr. Aloï said that's the basis of all that rezoning of that parcel.

Anthony Hendricks asked if there are any questions of the board.

Connie Gramarossa told Mr. Aloï that he sent an e-mail saying it was all B-2, or is one B-3 and one B-2?

Annemarie Polan, Building Commissioner, said one was B-2 and one was B-3.

Connie Gramarossa said she wanted to clarify that.

Anthony Hendricks asked if there are any other questions.

Earl Cunningham said the property to the west, across State Road 39, asked if that's the entire property.

Mr. Aloï stated yes.

Connie Gramarossa asked if all the neighbors have been notified for any complaints.

Anthony Hendricks said he would open up the floor for Remonstrators, but he doesn't see anyone that would come forward.

Anthony Hendricks asked if there is anything further from the board.

Attorney Biege said just so the record's clear on Mr. Cunningham's question. Attorney Biege said that we're looking across Highway 39, and that's M-1 beyond both sides of this property. Mr. Cunningham said that was his intent that everything west of it, beyond both north and south.

Anthony Hendricks said this is M1, Light Industrial, not Heavy Industrial.

Mr. Aloï stated correct.

Anthony Hendricks asked if there is anything from the board.

Anthony Hendricks asked the pleasure of the board.

Connie Gramarossa made a motion to change the zoning to M1 for both parcels.

Rita Beaty Kelly seconded.

Anthony Hendricks asked if there are any questions on the motion to change both parcels to M1.

All approved. Motion carries 7-0.

Attorney Biege said we had a motion to recommend that the President sign the resolution on behalf of the board.

Earl Cunningham said so moved.

Anthony Hendricks seconded.

All approved. Motion carries 7-0.

Anthony Hendricks asked if there is any old business.

Anthony Hendricks asked if there is any new business.

Anthony Hendricks asked for a motion to adjourn.


Rita Beaty Kelly made a motion to adjourn.

Connie Gramarossa seconded.

All approved. Motion carries 7-0.

There being no further business before the Plan Commission this evening, meeting adjourned at 6:15 p.m.

  
ANTHONY HENDRICKS, President

  
ANNEMARIE POLAN, Rec. Secretary