

LA PORTE

the place is here, the time is now!

Board of Zoning Department- Michael Polan- phone: 219-326-6808, ext. 2418 – Fax 219-362-5561-email mpolan@laportecounty.org

La Porte County Board of Zoning Regular Meeting April 19th, 2022 at 6:00 p.m. La Porte County Complex

AGENDA

1. Roll Call
2. Approval of Minutes: March 15, 2022
3. Petition (s):

1. Petition for Variance of Special Exception for Tong’s Property LLC (Yan Tong Guan) owner and Sunbreak Entertainment Corp. (Hang Chen, Yan Gao, & Zhong Chen) rener represented by counsel Andrew Voeltz of Howes & Howes LLP for an outdoor shooting range. This property is located across from 6961 S. 3rd Line Rd., Kingsbury, IN., Washington Twp. zoned M2 on 38.507 acres. Parcel 46-15-09-100-004.000-066. TABLED

2. Petition for Variance of Use for Edward W. and Debra S. Arnold represented by counsel Andrew Voeltz of Howes & Howes, LLP for construction of a 68 – 70 unit assisted living facility with potentially 6 – 8 detached senior villas, which would be allowed if the property was zoned B1 or O1. The property is located at 4155 N. State Rd. 39, LaPorte, IN., Center Twp., zoned B3 on 4.01 acres. Parcel 46-06-11-300-016.000-042. TABLED

3. Petition for Special Exception for Open Road Renewables, LLC and Monroe Power, LLC represented by counsel Anthony Novak of Newby, Lewis, Kaminski, and Jones, LLP for creation of a “utility substation”, specifically a battery energy storage system (“BESS”) facility. The property is located east of 6044 S SR 104, Walkerton, IN., Lincoln Twp., zoned A on a total 71.15 acres. Parcels 46-12-30-100-010.000-055 and 46-12-30-100-008.000-055.

4. Petition for Variance of Developmental Standards for Bigger Garage One LLC for construction of two (2) storage buildings (40’ x 120’) and (20’ x 140’) to be used as rental storage units. This property is located at 5981 S. State Road 39, LaPorte, IN., Scipio Twp. zoned B2 on 2.381 acres. Parcel 46-10-35-300-007.000-060.

5. Petition for Variance of Developmental Standards for Gregg and Jeannette Bashore for placement of a tiny house (3992’) as a second (2nd) dwelling to care for an elderly parent. The property is located at 4988 E. 50 N., LaPorte, IN., Kankakee Twp., zoned A on 4.78 acres. Parcel 46-07-35-400-002.000-052. WITHDRAWN

6. Petition for Variance of Developmental Standards for Roy and Sandra K Cogswell to split a parcel in two (2); new parcel will have 180’ of frontage instead of the minimum required 200; home parcel will retain 140’ of frontage instead of the minimum required 200’. This property is located at

10101 N. 400 E., LaPorte, IN., Galena Twp., zoned A on 10 acres. Parcel 46-03-11-300-017.000-048.

7. Petition for Variance of Developmental Standards for Ronald Drewenski for continued placement of a mobile home. Last variance granted 4/16/2019 for three (3) years renewable. The property is located at 6989 E. Tulip Ln., New Carlisle, IN., Hudson Twp, zoned R1B. Parcel 46-04-29-153-001.000-050.

8. Petition for Variance of Developmental Standards for Donald and Shirley Drewenski for continued placement of a mobile home. Last variance granted 4/16/2019 for three (3) years renewable. The property is located at 7061 Tulip Ln., New Carlisle, IN., Hudson Twp, zoned R1B. Parcel 46-04-29-153-005.000-050.

9. Petition for Variance of Developmental Standards for Douglas and Carol Wright for putting 1 (one) parcel back to the original 2 (two) parcels. One (1) parcel will have only 130' of road frontage and not the required 200' to build a new home on. The property is located at 9131 W. 200 N., Michigan City, IN., Coolspring Twp and zoned R1A on 5 acres. Parcel 46-05-21-400-052.000-046.

10. Petition for Variance of Developmental Standards for White Oak Farm Properties LLC for construction of a 30' x 60' accessory structure for an office and garage with a bathroom. This property is located at 5766 W. Warnke Rd., Michigan City, IN., Galena Twp. zoned R1B. Parcel 46-02-31-176-004.000-062.

11. Petition for Variance of Developmental Standards for Bradley Cassoday to replace current mobile home with a newer mobile home and to reside in until construction of primary home is complete. This property is located at 7264 N. 300 W., Michigan City, IN., Springfield Twp. zoned A on 2.35 acres. Parcel 46-02-28-476-009.000-062.

12. Petition for Variance of Developmental Standards for Ronald L Smutzer and Melody L Riley Smutzer to split off a back portion of Lot 3 and add to Lot 2 in Mayflower Gardens. Lot 2 will then have 4 accessory structures (3 buildings and an above ground pool). These properties are located at 2522 & 2542 W. State Road 2, LaPorte, IN., Scipio Twp. zoned R1B. Parcels 46-10-03-452-005.000-060 & 46-10-03-452-004.000-060.

13. Petition for Variance of Developmental Standards for Jason and Ginger Scoville for construction of a second dwelling at least 800²' to help care for elderly father and to be used as a guest house. This property is located at 2656 W. 800 N., Michigan City, IN., Springfield Twp. zoned A on 4.5838 acres. Parcel 46-02-27-100-012.000-062.

14. Petition for Variance of Developmental Standards for Andrea Buttermore for two (2) RV's (for daughter and kids) to live in and two (2) shipping containers on property until home is built. Shipping containers will remain on property for storage. This property is located at 6271 E. 50 N., Mill Creek, IN., Wills Twp. zoned A on 17.365 acres. Parcel 46-08-31-200-010.000-068.

- 4. New Business
- 5. Adjournment