



# LAPORTE COUNTY BOARD OF ZONING APPEALS

Government Complex, 5th Level  
809 State Street, Suite 503 A  
LaPorte, Indiana 46350-3391  
(219) 326-6808, Ext. 2591, 2563 & 2221  
Fax: (219) 362-5561

Michael Polan  
Building Commissioner

July 19<sup>th</sup>, 2022

Dear Members:

The regular meeting of the La Porte County Board of Zoning Appeals was held Tuesday, **July 19<sup>th</sup>, 2022, at 6:00 p.m.** in the Assembly Room of the County Complex.

MEMBERS PRESENT:      Dwayne Hogan                      April Daly  
                                 Glen Minich                      Adam Koronka

PRESENT:              Michael Polan, Recording Secretary, Attorney Doug Biege; Ashley  
                                 Kazmucha, Administrative Coordinator

The Pledge of Allegiance.

## **APPROVAL OF MINUTES:**

Dwayne Hogan asked for approval of the meeting minutes of June 21<sup>st</sup>, 2022.

Glen Minich made a motion to approve the meeting minutes of June 21<sup>st</sup>, 2022 as presented.

Adam Koronka seconded.

All Approved. Motion carries 4-0.

## **Petitions:**

**1. Petition for Variance of Developmental Standards for Dennis Stewart** for construction of a pole barn in the front of the home instead of the rear and with a height of 24' instead of the maximum 18' and for placement of a shipping container during construction. The property is located at 4335 N. US 35, LaPorte, IN., Center Twp., zoned R1B on 2.005 acres. Parcel 46-06-09-301-003.000-042.

Attorney Biege stated notice is adequate.

Dennis Stewart stated his address is 4335 N. US 35, LaPorte, IN.

Dwayne Hogan asked what he wants to do tonight.

Dennis Stewart stated he wants to get his variance. He got the permit for the shipping container as requested.

Dwayne Hogan asked if that was part of the pack for the Building Department.

Ashley Kazmucha stated it is not a permit. He added it and amended his petition so he's asking to include that. He has supplied a new site plan and she supplied accident data for that intersection.

Michael Polan stated this was tabled from last month and the updated site plan has much more information and distances on it.

**Remonstrators:**

Michael Walczak stated his address is 4366 N US Hwy 35, LaPorte, IN. The information that was looked up for the accidents does not pertain to that intersection.

Ashley Kazmucha stated it was supplied to her from the State for that intersection.

Michael Walczak stated it is the wrong road. The information on the list came from the Commissioner's Office. His neighbor went and picked it up after the last meeting. The information does not pertain to this intersection.

Ashley Kazmucha stated she sent them a map with a pinpoint on which intersection and this is what she was given.

Michael Walczak stated it is County Road 400 N.

Ashley Kazmucha stated it could be labeled wrong on their end because she did not send them an address; she sent a map dot.

Dwayne Hogan stated a pin drop.

Ashley Kazmucha stated yes.

Dwayne Hogan stated that would be pretty precise.

Michael Walczak stated the only accidents on here are for 400 N.

Ashley Kazmucha stated they probably labeled it wrong.

Michael Walczak asked what the changes from what he had before as far as where the pole barn is going because this is the first that they have heard of it.

Adam Koronka stated looking at the map, they have provided much more detail to where the placement of the barn will be which was one (1) of the major requests of this Board so they could truly understand where the barn will be in relation to the berm, 400 W, and 35.

Michael Walczak asked if it will be farther back.

Adam Koronka stated it is the original plan with more detail to the Board so they have something to make a decision off of.

Dwayne Hogan asked if there are any other concerns.

Michael Walczak stated yes about the safety of that intersection. He has a picture out of his girlfriend's car coming up to the stop sign and all they are looking at is the berm. When they pull up to the intersection to where they can see down the road, anybody coming from LaPorte to make a left turn on 400, or like him if he is coming home from LaPorte to turn into his driveway because he lives across the street, people pass constantly on the shoulders of the road there. If someone pulls up in that intersection and they don't see you or you don't see them, there will be wrecks. That's why he was complaining about it because there are tons of accidents over there.

Dwayne Hogan asked if he could show the Board the picture.

*Michael Walczak shows the Board a picture on his phone.*

Michael Walczak stated he would like to see a new print of where they are putting it.

Adam Koronka made a motion to approve the Petition for Variance of Developmental Standards for Dennis Stewart for construction of a pole barn in the front of the home instead of the rear and with a height of 24' instead of the maximum 18' and for placement of a shipping container during construction. Berm must be graded to ground level 25' south west of the pole barn. The property is located at 4335 N. US 35, LaPorte, IN., Center Twp., zoned R1B on 2.005 acres.

Glen Minich seconded.

All Approved. Motion carries 4-0.

Dennis Stewart stated the configuration of both sides of 400 W with the growth of the trees and the way the stop signs are so far back, they create natural barriers just in and of themselves. People pull so far forward because they cannot see north up 35. If they are on Mike's side and coming down 400 W, you can't see south because there is so much growth and trees. If the intersections were configured differently and you could pull up squared up to it, his berm which is completely inside his space, not an easement, in his yard, has nothing to do with anything. The barn has nothing to do with line of sight. The road is configured wrong. He shouldn't be penalized for that.

Dwayne Hogan stated they're sorry he feels penalized, but the Board has already made a motion and passed on it contingent on how he wants to build his barn. He can get the print from them and that's how he will have to go with it.

**2. Petition for Variance of Developmental Standards for Alila Hollander** for construction of a 30' x 40' pole barn (1,200 sq ft) prior to construction of primary residence. Will serve as workshop and storage for construction of primary residence estimated to begin in 2023. This property is located at 9489 N. 600 W., Michigan City, IN., Springfield Twp., zoned R1B on 10 acres. Parcel 46-02-18-300-011.000-062.

Attorney Biege stated notice was adequate.

Alila Hollander and Justin Czok stated their address is 9489 Meer Rd., Michigan City, IN.

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

Alila Hollander stated they would like to get their petition for the pole barn so they can start construction on the main residence next year.

Dwayne Hogan asked if they have started the pole barn yet.

Alila Hollander stated no.

Dwayne Hogan asked if the building is staked out.

Alila Hollander stated yes.

Dwayne Hogan stated he thought that was those.

No remonstrators present.

Glen Minich made a motion to approve the Petition for Variance of Developmental Standards for Alila Hollander for construction of a 30' x 40' pole barn (1,200 sq ft) prior to construction of primary residence. Will serve as workshop and storage for construction of primary residence estimated to begin in 2023. This property is located at 9489 N. 600 W., Michigan City, IN., Springfield Twp., zoned R1B on 10 acres. Parcel 46-02-18-300-011.000-062.

April Daly seconded.

All Approved. Motion carries 4-0.

**3. Petition for Variance of Developmental Standards for Lashanda Moon** for keeping and raising 20 chickens and 16 goats/sheep for milk and meat. This property is located at 1713 E. 800 N., LaPorte, IN., Galena Twp, zoned A on 2 acres. Parcel 46-03-20-400-022.000-048.

Attorney Biege stated notice is adequate.

Lashanda Moon stated her address is 1713 E. 800 N., LaPorte, IN.

Dwayne Hogan asked what she wants to do this evening.

Lashanda Moon stated she wants to get the variance to keep her animals.

Dwayne Hogan asked how many animals do they currently have in their possession.

Lashanda Moon stated there are eleven (11) goats, four (4) sheep, and probably fifteen (15) chickens and four (4) or five (5) ducks.

Dwayne Hogan stated he did check with the animal shelter and they said absolutely no way, that is way too many animals for only two (2) acres of property that they have. He would like to entertain a motion that they dissolve this or throw it out altogether and have her re-petition for something that is more suitable.

Lashanda Moon stated her and Janet broke it down in the office and it's point-one (0.1) acres per goat or sheep and then she forgets what it was, but they broke it down to the exact number.

Dwayne Hogan stated when he checked with animal control, they said it's too many animals for two (2) acres. He would like to entertain a motion.

Adam Koronka made a motion to deny the Petition for Variance of Developmental Standards for Lashanda Moon for keeping and raising 20 chickens and 16 goats/sheep for milk and meat. This property is located at 1713 E. 800 N., LaPorte, IN., Galena Twp, zoned A on 2 acres. Parcel 46-03-20-400-022.000-048.

Glen Minich seconded.

All Approved. Motion carries 4-0.

Dwayne Hogan stated he's sorry it's been denied. They will have to remove some of those animals they have out there and please check with the animal shelter to see how many animals they can legally have on that property.

Lashanda Moon stated the paperwork she was given say exactly what she has.

Glen Minich stated that if they have a three (3) acre lot he believes.

Lashanda Moon stated that's listed for less than three (3) acres.

Attorney Biege stated it doesn't matter. They have to keep the record clean; the Board has made its' decision.

Dwayne Hogan stated thank you.

**4. Petition for Variance of Developmental Standards for The John and Ethel Jones Foundation 501c3 represented by Jeffrey Jones** for placement of an RV for temporary personal use during the summer months. This property is located at the northwest corner of Tulip Ln and Balsam Ln (now marked N. Miller Blvd), New Carlisle, IN., Hudson Twp. zoned R1B. Parcel 46-04-29-154-007.000-050.

Attorney Biege stated notice is adequate.

Jeff Jones stated his address is 21 Cypress Way, Wofford Heights, CA.

Dwayne Hogan stated the price of gas, that's a long way to go for a meeting.

Jeff Jones stated oh yeah.

Dwayne Hogan asked what he wants to do.

Jeff Jones stated originally, he wanted to roast a hotdog. Perhaps, s'mores. IT'S THE WOODS! He doesn't have a building. He has little kids who need to get out of the city. He had the bright idea that he could buy a lot and he would be allowed to eat his hotdog. Nooo. You have to get a variance. What's a variance? They don't know. Where's the lot located? They don't know. Is there anything he can do to be in compliance with the laws of the State of Indiana? They don't know. Ok. He will call the Secretary of State and they will follow it down the line. They directed him to the County jurisdiction. I appeared there and repeated. He purchased the land from afar. He did not know what the local jurisdiction rules and laws are. Can they assist him in complying with whatever local authority there may be? They don't know. So, he came right down to this corner, he spoke to them. They can't find the property. OK, he can't help him there. They searched and searched. He was at first told he can't be there and has to leave. He bought the property and bought the camper and he is asking what to do to be in compliance and they can't help him find the property and they can't tell him what the rules are. Perhaps there is a checklist? Yes, there is. Give them a hundred bucks (\$100) and they'll give it to you. Give them thirty-five (\$35) more bucks and they'll publish it in the paper. Sounds okay to him. Well, what are they going to do about this person on the other side of the road who is contending that it is a private road and he cannot use it. Then he comes back and says sorry, it's a public road and they will have to share it. There's not enough easement on either side. Again, he only wanted to cook a hotdog. He doesn't know what this is all about. He doesn't care. He bought a property with no particular use in mind. This is the United States man, if you have a deduction, take it. He doesn't have to explain anything to anybody. He lives in California. He bought property in Indiana; sorry? He didn't know. Well, now that he knows, go and do all the things on the checklist, but what are they going to do about his rights as a property owner in the State of Indiana. Someone is crossing a road. That someone has been informed that this property is under the jurisdiction of LaPorte County. If they have something to be resolved, it will be resolved by authorities of LaPorte County. He is following the directions that he has been given. This person follows nothing. He crosses the road after lying about it being a private road. His property is on one (1) side and his is on the other. What gives this person the right to circumvent the procedure here?



He had to pay a hundred dollars (\$100). He had to apply as a petitioner. What gives this man the right to cross the road and tell him to leave? There was a fake visit from a person probably on his lunch break from the Sheriff's Department. Upon checking with the authorities, he found that no one had been dispatched officially. It was not an action taken by the County. The man, Deputy Corrales, told him that if he were him, he wouldn't be there Monday. He called the County Offices and told them he was being threatened. His workers are being harassed. He received a letter from somewhere in the County stating he needs to cut his trees back because they are on the easement of the other property. Alright, he will come and see about that. That sounds reasonable. He will comply with anything that is necessary. They came here. He hired people to do the work. The man crosses the road again and threatens his workers that they have no right to be there. He is a legitimate corporation. He had hired the men and they had a right to be there. His rights have been consistently violated. The County Government told him he has two (2) days to get off. Then they said five (5) days. Well, upon further consideration he had seven (7) days. Then finally, they told him he didn't have to move at all. Repeatedly, he has said that it is not a big deal to him. He cannot reside full time in a camper in the State of Indiana for very good reasons. You would freeze to death! However, he thought that if he bought his own land in the United State of America, which Indiana sits square right in the center of it, if he buys a piece of equipment, a truck, a camper, don't try to park it on US 2 or the main road, but buy a place of your own and park and eat your hotdog. Is that all you want to do Mr. Jones? Yes, that's it. Probably one (1) day out of the year he will come to Indiana and eat a hotdog with his grandchildren. Oh, you have to get a variance! You have to get three (3) or four (4) stickers and on top of that they want an ice cream with a cherry! He doesn't have one (1). He isn't building anything.

Dwayne Hogan stated they have a little bit of a picture of the idea. He bought a piece of property.

Jeff Jones stated yes.

Dwayne Hogan stated the property is not in a campground.

Jeff Jones stated no, it is not.

Dwayne Hogan stated he bought a camper.

Jeff Jones stated that is correct.

Dwayne Hogan stated he put the camper on that piece of property.

Jeff Jones stated that's right.

Dwayne Hogan stated the Board does not make a precedent of letting somebody start a campground anywhere they want to start a campground.

Jeff Jones stated it is not a campground.

Dwayne Hogan stated he put a trailer on a piece of property and stay there.

Jeff Jones stated no, he is incorrect. A campground is very, very different.

Dwayne Hogan stated they don't allow trailers and that.

**Remonstrators:**

Dr. Bruce Watson stated his address is 7702 N. Miller Blvd, New Carlisle. He is the party he is discussing. He doesn't know why they are talking about that. They are talking about putting a temporary unit on a piece of property.

Dwayne Hogan stated he said that.

Dr. Bruce Watson they are not opposed to that. He believes Jeff owns the property. They would like to see sewer, water, electricity, and permanent residence because it is a residential area.

Glen Minich stated it's not a campground. They do not grant permanent placement of motor homes or campers in residential areas.

Jeff Jones stated it says temporary.

Dwayne Hogan asked Jeff Jones to please approach the podium.

Jeff Jones stated come to the podium for what.

Dwayne Hogan stated he will entertain a motion.

Adam Koronka made a motion to deny the Petition for Variance of Developmental Standards for The John and Ethel Jones Foundation 501c3 represented by Jeffrey Jones for placement of an RV for temporary personal use during the summer months. This property is located at the northwest corner of Tulip Ln and Balsam Ln (now marked N. Miller Blvd), New Carlisle, IN., Hudson Twp. zoned R1B. Parcel 46-04-29-154-007.000-050.

Glen Minich seconded.

All Approved. Motion carries 4-0.

**5. Petition for Variance of Developmental Standards for Sara Amor** for raising 12 chickens and 4 ducks. Last variance granted July 20, 2021 for 1 year. The property is located at 4253 W. Schultz Rd., LaPorte, IN., Center Twp., zoned R1B on 1.03 acres. Parcel 46-06-17-200-006.000-042.

Attorney Biege stated notice is adequate.

Sara Amor stated her address is 4253 W. Schultz Rd., LaPorte, IN.



Dwayne Hogan asked how it worked out with the animals.

Sara Amor stated it's fine. They had one (1) duck pass away from natural causes. They took her to a vet in Valpo. She had bones that were fusing together. She was given antibiotics and steroids and tried to get her fixed and they couldn't fix her. They also had some meat chickens so of course they are gone. They have seven (7) chickens and three (3) ducks. They lost nothing to the elements over the winter and nothing to any predators.

Dwayne Hogan stated okay.

No remonstrators present.

Adam Koronka stated he took a drive by there Sunday afternoon and did a pretty extensive tour of the property. There is a decent run for the chickens in addition to the coop. The yard is pretty well cleaned. The fence is suitable for what they are trying to do here.

Dwayne Hogan stated he drove by and saw the same thing.

Glen Minich made a motion to approve the Petition for Variance of Developmental Standards for Sara Amor for raising 12 chickens and 4 ducks. The property is located at 4253 W. Schultz Rd., LaPorte, IN., Center Twp., zoned R1B on 1.03 acres.

Adam Koronka seconded.

All Approved. Motion carries 4-0.

**6. Petition for Variance of Developmental Standards for Developmental Standards for Daniel Cikowski** to convert an existing grain bin into a guest house for personal use. The property is located at 5627 E. 1000 N., LaPorte, IN., Galena Twp, zoned A on 1.882 acres. Parcel 46-03-12-400-017.000-048.

Attorney Biege stated notice is adequate.

Daniel and Kristy Cikowski state his address is 12201 Prairie St., Lemont, IL.

Dwayne Hogan asked what they want to do tonight.

Daniel Cikowski stated the grain bin that's there used to be a chicken coop. They want to turn that into a guest house for personal use while they figure out what they are going to do with their main residence.

Dwayne Hogan asked what the guest house is for.

Daniel Cikowski stated for personal use.

Dwayne Hogan stated it wouldn't be for rent or anything?

Daniel Cikowski stated no. It will be for personal use.

Dwayne Hogan asked what kind of a house are they going to turn it into.

Daniel Cikowski stated he mocked up a drawing by hand he can show the board. There's a little bed in there.

*Drawing shown to the Board as well as visuals of similar grain bin projects.*

Kristy Cikowski stated the pictures show what they want it to look like.

Adam Koronka stated it's impressive.

Daniel Cikowski stated it's twenty feet by twenty feet (20' x 20') so they can fit a lot. A normal hotel room is about two hundred and ninety-two square feet (292<sup>2</sup>). They can fit a lot in the space.

Dwayne Hogan asked if it would have independent well and septic.

Daniel Cikowski stated yes.

Dwayne Hogan stated and electric.

Daniel Cikowski stated yes. Everything will be electric. No gas to it. Split system. Spray foam insulation.

Dwayne Hogan asked if they will be adding on higher to it.

Daniel Cikowski stated no. It's eight feet (8') to the top of the roof line. They are going to spray foam the whole thing to keep down the noise. Then they have to figure out what they are going to do with the barn because the costs are insane right now. His siding went up like three hundred percent (300%) so they killed it and that's it.

Dwayne Hogan stated he has seen a few of these that have been redone inside and they are absolutely gorgeous.

Glen Minich asked if the Building Department is up to inspecting something like this and making it safe.

Ashley Kazmucha stated yes.

Michael Polan stated sure.

No remonstrators present.

Adam Koronka stated he has seen this advertised and he saw the banner out there talking about Medallion Manor being more of a business, but this is listed as personal use. Is there any concern from a legal standpoint on this Attorney Biege?

Attorney Biege stated no, but they can impose any restrictions they want.

Adam Koronka stated he was making sure they don't put themselves in harm's way.

Dwayne Hogan stated they are trying to keep the Findings of Facts clean.

Adam Koronka made a motion to approve the Petition for Variance of Developmental Standards for Developmental Standards for Daniel Cikowski to convert an existing grain bin into a guest house for personal use. The property is located at 5627 E. 1000 N., LaPorte, IN., Galena Twp, zoned A on 1.882 acres

Glen Minich seconded.

All Approved. Motion carries 4-0.

**7. Petition for Variance of Developmental Standards for Keith W Blower** for temporary placement of an RV to live in during construction of the primary home. The property is located at 1156 E. 600 N., LaPorte, IN., Kankakee Twp, zoned A on 2.643 acres. Parcel 46-07-05-100-032.000-052

*Petitioner not in attendance.*

Glen Minich made a motion to table to the August meeting the Petition for Variance of Developmental Standards for Keith W Blower for temporary placement of an RV to live in during construction of the primary home. The property is located at 1156 E. 600 N., LaPorte, IN., Kankakee Twp, zoned A on 2.643 acres.

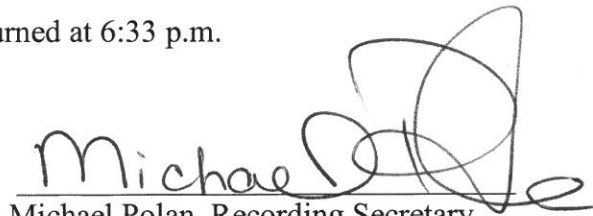
Adam Koronka seconded.

All Approved. Motion carries 4-0.

Dwayne Hogan asked for any other business.

There being no further business, meeting adjourned at 6:33 p.m.

  
Melissa Mullins Mischke, President

  
Michael Polan, Recording Secretary