



LAPORTE COUNTY BOARD OF ZONING APPEALS

Government Complex, 5th Level
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Michael Polan
Building Commissioner

September 20th, 2022

Dear Members:

The regular meeting of the La Porte County Board of Zoning Appeals was held Tuesday, **September 20th, 2022, at 6:00 p.m.** in the Assembly Room of the County Complex.

MEMBERS PRESENT: Melissa Mullins Mischke Dwayne Hogan
 Adam Koronka Glen Minich

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

The Pledge of Allegiance.

APPROVAL OF MINUTES:

Melissa Mullins Mischke asked for approval of the meeting minutes of August 16th, 2022.

Dwayne Hogan made a motion to approve the meeting minutes of August 16th, 2022 as presented.

Adam Koronka seconded.

All Approved. Motion carries 4-0.

Petitions:

1. Petition for Special Exception for Open Road Renewables, LLC and Ridgeway 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 across from 11806 W. 300 N., Michigan City, IN., Coolspring Twp., zoned B3 on a total 53.20 acres (will acquire 11.26 acres). Parcel 46-05-18-300-018.000-046.

Attorney Biege stated notice is adequate.

Anthony Novak stated he is an attorney with Newby, Lewis, Kaminsky, and Jones in LaPorte at 916 Lincolnway. He is here tonight on behalf of Open Road Renewables, LLC and Ridgeway Power, LLC. Here with him tonight, as he was last month, is Cyrus Tashakkori who is the

President of those entities. They have been here before; he believes this is their fourth (4th) time this year. The previous three (3) times here related to a Special Exception request for battery storage, the exact same thing, but it was over in Stillwell and was known as Monroe Power. That was ultimately approved last month. They are here tonight on a second (2nd) project that they discussed with various officials known as Ridgeway Power. This one (1) is just southwest of the 421 and 94 interchange. While it is a new project, it is the exact same technology; it is just a little bit smaller project overall. Same technology with the exact same ten (10) conditions that they imposed for Monroe Power are listed on Exhibit 8 and will be imposed verbatim as it was on the last project. While the four (4) of them probably have a little familiarity with battery storage, not everyone in the crowd does and because this is a new record, they would like to give some information on what the technology is and what they are looking to do going forward. He will address some of the procedural components and then he will turn it over to Cyrus who knows the substantive and the technology aspect of it who can answer any questions for the Board or public. When Cyrus comes up, he will ultimately then address the slides and answer some things. Just as with the last petition, there are some misconceptions, but to bring everyone up to speed in the room, they have met with multiple people on this type of technology including the Building Department, Doug the BZA's attorney, local fire departments, County Hazmat, and State Representatives. They have done this ad nauseum and provided them with additional information which is attached to their petition. Again, it is the same technology and same conditions. The specific ask tonight is that they are requesting the approval of a Special Exception for a utility substation to construct a battery energy storage system adjacent to NIPSCO's existing Lutchman Electric Substation on 300 N. The facility is going to be located on eleven (11) acres of a larger fifty-three (53) acre parcel. The parcel is currently owned by a David Foldenaur. They have an executed option to purchase the eleven (11) acres from Mr. Foldenaur. Mr. Foldenaur did consent to them filing this and his consent is Exhibit 3 to their petition. The eleven (11) acre parcel is going to have over a thousand feet (1,000') of road frontage and will be immediately across the road from the substation that he talked about. As their petition sets forth trying to construct a battery energy storage known as a "BESS" facility will be charged with electricity from and discharge electricity back to the portion of Indiana's electric grid that serves this County and the surrounding region. There are quite a few exhibits that he won't go through, but Exhibit 1 is the narrative of the project. Exhibit 5 is the actual proposed site plan. The overall facility is going to comply with all applicable development standards; they are not asking for any variances from development standards. It is going to comply with the National Fire Protection Association 855 which is the standard that governs BESS facilities as well. As their conditions indicate, there were discussion at the last hearings that there could be potentially legislation from the State of Indiana that would govern this possibly coming out of next session because he believes there is going to be a workshop this fall. To the extent there is going to be legislation next year, they have agreed as part of their conditions that they will not apply for a building permit until that legislation is passed or until January 1st, 2024 at the earliest to give time for any additional legislation. As he indicated, the facility is going to be next to the existing Lutchman Substation and after construction it will likely be owned, operated, or contractually committed to a public utility such as NIPSCO just like Monroe Power would be. A little difference though from Monroe Power, Monroe Power was in Ag zoning. In an Ag zoning, utility substations were permitted if the Special Exception was obtained. Here they are zoned B3 and if they look in B3, substations are actually permitted by right. However, after talking with Doug, they chose utility substation because this was the closest fit. There isn't a permitted by right battery energy storage

system. Rather than just say it is permitted by right, they have decided after consultation that they are going to do the exact same thing and apply for a Special Exception. As for timing, it is the exact same as last time. Although they are going to be seeking approval, they won't be asking for the permit until likely 2024 and then constructing thereafter. To the extent that the zoning code would contemplate any time constraints with them applying within a year or something like that, they would like to bring it to their attention that it will be a little bit longer and ask that the Building Commissioner be given discretion to give them extensions on applying for a building permit if ultimately needed. With that, he will turn it over to Cyrus to talk about the substance, but he will be available for questions himself.

Dwayne Hogan stated they said they spoke with the fire department; was it with Michigan City or Coolspring Township?

Anthony Novak stated when they spoke to the fire department it was a number of jurisdictions including City of LaPorte and several local fire chiefs.

Melissa Mullins Mischke stated that was for the initial Monroe project.

Anthony Novak stated yes. He wants to be clear so they are completely transparent, they did not check the box with talking with Coolspring, but they certainly can do so. The initial meeting was with all of them.

Dwayne Hogan stated it is their service territory.

Anthony Novak stated absolutely.

Melissa Mullins Mischke asked Cyrus if he can do a high-level overview unless there are additional questions from the audience.

Cyrus Tashakkori's presentation is accompanied by a power point visual.

Cyrus Tashakkori stated absolutely, he is happy to answer as many questions as anyone has. He is the president of Open Road Renewables. As Anthony mentioned, they are proposing the Ridgeway Power Project. There is a typo on the slides, his apologies, but it is called the Lutchman Electric Substation which is right across the street. Ridgeway would store electricity in banks of batteries just like in their cellphones or laptops. They are actually a little more dense than those, but the same type of chemistry and the reason they are developing this is their second (2nd) of two (2) projects in the County is to make the grid more reliable over time and more dependable. There is a lot of emphasis on safety and these facilities are safe. He will go through some of the conditions just for the benefit of folks who were not at the previous hearings on the Monroe Project. Under the proposed tax abatement for this, which is a smaller project than Monroe, it would still pay eleven-point-six million dollars (\$11,600,000) in local tax revenue over the first twenty (20) years of operation according to the schedule they have proposed in their tax abatement which would be something negotiated later. He thought it would be helpful to distinguish what makes this zone different than an agricultural zone; Ridgeway would utilize eleven (11) acres as Anthony said of the fifty-three (53) acres. All the land to the east, north, and

west of the project are in the same highway commercial zone. To the south is the substation. If they look at this zone and the types of projects that are available or permittable by right without having to come ask for a permit, it really compares favorably on a number of variables to those uses for example motel, day care center, public utility building, ice skating rink, car rental lot, etc. If they look at the tax revenue versus the cost of servicing those uses, look at the visibility, traffic impact, impervious cover, noise impact, and others they will see that this proposed use is more favorable than those that don't require a permit. The map shows a green rectangle which is the actual eleven (11) acres within that larger parcel. Just east of the facility about three thousand feet (3,000') is the Vanair manufacturing facility and the closed Deercroft Landfill just across the street from that and the little box under the green box is the Lutchman Substation. The layout of the facility and what they will see here is as with Monroe there is much more intensive screening all the way around the project including along the road and especially in the southeast corner. The metal containers are about ten feet (10') high so they are low profile and easy to screen. They have exceeded all the setbacks that are required in this zone. The visual simulation shows what the facility would look like in the winter once the landscaping is complete. He says in the winter because some of the deciduous trees don't have leaves in the image and they'll see a full and intensive landscaping that depending on which side of the project they would apply all the way around the project. There will be a landscape plan that would govern the maintenance of the landscaping over the life of the project. Details on the proposed tax abatement is a conservative view based on aggressive, as in low capital cost. Conservatively speaking, four million dollars (\$4,000,000) in the first ten (10) years. Eleven and a half million dollars (\$11,500,000) in the first twenty (20) years and then eighteen million dollars (\$18,000,000) over the life of the project in forty (40) years. That does not require services. The following slide summarizes the conditions that were in the packet under Exhibit 8. There is a Decommissioning Plan so there would be a requirement for a bonded decommissioning obligation if the project were to end; there will be funding to restore the land. There would be EMS training both up front and annually provided to the local EMS community for the life of the project at the project's expense. That also includes training on the Emergency Management Plan which is the fourth (4th) bullet there which is another condition; a thorough Emergency Management Plan that would have contact information and be updated regularly would have maps of the facility and a thorough plan on what to do in different instances. It would be subject to the latest regulations and standards as Anthony mentioned as a condition of the permit. They would be installing water tanks which is something that the EMS community felt more comfortable with. There would also be 24/7 continuous monitoring of the system and a Knox Box for EMS access and an annual ten thousand dollars (\$10,000) in funds available for inspections and an upfront thirty thousand dollars (\$30,000) of funds for the initial inspection of the facility to make sure it meets all of the code.

Dwayne Hogan stated excellent. Right here would be a good part to interject. Is there training for the fire department as well and are the codes going to be in the Knox Boxes to make sure they are on board with that.

Cyrus Tashakkori stated absolutely. The way the condition is written is to the satisfaction of the County Officials. The next slide lays out the schedule that they are on; he is happy to answer any questions, but the plan would be to start construction in 2024 to come online in 2025. It could push a little bit beyond that, but that is the base case plan. With that, he does his cell phone and

email on the last slide and whatever happens tonight, he invites folks to call him or email him to answer any questions that don't get answered tonight. Thank you.

Attorney Biege stated he wants to make sure the public knows that the conditions they are talking about are conditions that the County imposed on them. Since this is a newer facility, they want to make sure that they have experts on hand. That where the money is coming from. They are paying for engineers that our Building Commissioner picks to make sure that everything is installed properly, everything is safe, and everything complies with all of the regulations because they don't have that skill in house here. These conditions are mandatory depending on what the Board decides. He wants to make sure everyone is clear on that.

Remonstrators:

Alyssa Baldwin stated her address is 11516 W 300 N, Michigan City, IN. She is wondering how necessary this project is because she lives right across the road. Why are they doing this? What dangers are there; she has animals and clients and things like that.

Melissa Mullins Mischke stated like the Monroe project there was a bid from NIPSCO that they were interested in the battery storage. Is that the same case here?

Cyrus Tashakkori stated absolutely. He has slides if they want to switch back or he can just answer verbally, but to answer Ms. Baldwin's questions; this type of project provides capacity resource which right now every utility in every major co-op in Indiana has request for proposal out to get this because right now there is about eight thousand megawatts (8,000 MW) of capacity being imported from Illinois and Kentucky. There is a real risk as weather events get crazier during summer and winter of blackouts. There has been a lot of local press on this that they can Google and see. So, why is this type of project necessary? It is to create domestic, as within Indiana and within the community, capacity so that they are not reliant on capacity being imported from out of State and it is going to be cheaper than capacity from out of State. It's also at a point in time when the cost of these types of facilities pencil. This has been something utilities have dreamed about for a long time and it has been around for a while, but not at the cost that they can actually buy it and the ability when a line of tornadoes hits a power line and the ability for this type of facility within one (1) second to turn on or provide that power where even a peaking natural gas plant takes five (5) minutes means the difference between the lights coming on or not. That is one (1) of the reasons they are here and they are doing this and it is in response to overwhelming demand from the local utilities. As far as safety, there is a whole lot they can talk about in terms of how these facilities are designed with respect to a fenced facility, setbacks, spaces between each of the containers, etc. The containers are about the size of this dais here so in the event of a fire which is chemically the same as a house fire, it is not like the whole building is on fire. It is a container that is on fire and they are spaced apart from each other. EMS are trained to put water on the other containers. There are facilities in Indiana that they have never heard of because nothing has ever happened, but they do design them so that if there is ever a battery fire similar to their phone catching fire which has happened before, it doesn't spread to other containers. He can talk more about that, but that is the short version.

Melissa Mullins Mischke stated what she heard in English on that one (1) is that it is kind of like a back up generator; if the substation goes down it kicks on and restores power to the area faster.

Cyrus Tashakkori stated yes.

Dwayne Hogan stated the fact is that it would be quicker than a synchronous condenser or peaking unit or something like that.

Dwayne Hogan made a motion to approve the Petition for Special Exception for Open Road Renewables, LLC and Ridgeway 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 across from 11806 W. 300 N., Michigan City, IN., Coolspring Twp., zoned B3 on a total 53.20 acres (will acquire 11.26 acres).

Adam Koronka seconded.

All Approved. Motion carries 4-0.

2. Petition for Variance of Developmental Standards for Thomas L & Angela M Caddell (owner) and Vincent Politano (buyer) for construction of a home on a parcel without road frontage instead of the 200’ minimum required. Access will be through an existing easement. The property is located behind 399 N. Oak St., Westville, IN., New Durham Twp., zoned A on 5 acres. Parcel 46-09-05-101-010.000-027.

Attorney Biege stated notice is adequate.

Vincent Politano stated his address is 489 N. Oak St., Westville, IN 46391.

Melissa Mullins Mischke stated they are trying to figure out his easement. When does he plan on beginning construction?

Vincent Politano stated probably not for about five (5) years. He doesn’t have any money at the moment.

Melissa Mullins Mischke asked how long does he think it will take once he does start.

Vincent Politano stated probably a year.

Melissa Mullins Mischke asked if he has an idea what kind of structure he will build or what the exterior will look like.

Vincent Politano stated he has not figured any of that out at this time.

Dwayne Hogan stated he’s just looking to see whether he could build it there or not right now.

Vincent Politano stated that is correct. The neighbor approached him about selling the parcel and he didn't want to buy it if it wasn't buildable. It is currently zoned Ag land.

Remonstrators:

Curtis Bernard stated his address is 399 N. Oak St., Westville, IN. He is the property owner to the front. He just has some questions. He wants to know if it is going to be rezoned from Agricultural to Residential to build. He wants to make sure there are no rentals back there. Not trailers. And if the house will be comparable to the area when built.

Melissa Mullins Mischke stated she can answer a couple of those. First, should they approve it they are not going to allow rentals and it will not be rezoned because the point of coming in front of this Board is to get a special exception or permission to do something on the property and not to change the zoning. They prefer not to have trailers.

Dwayne Hogan stated it's not a trailer park.

Curtis Bernard stated the last one (1) was comparable houses to the area.

Melissa Mullins Mischke stated she would like to know that same thing, but he doesn't have an idea yet on what he wants it to look like yet. With construction potentially starting within five (5) years there leaves a lot.

Curtis Bernard started when he first talked to him, he had said maybe a smaller six hundred square foot (600²) house. That doesn't compare to the area.

Melissa Mullins Mischke stated that is true. It's also kind of set back a little bit so she's not sure that would be a huge issue at this point.

Dwayne Hogan asked if they are clear on where the easement is for sure.

Melissa Mullins Mischke stated she thinks she is.

Glen Minich asked if she could school them.

Dwayne Hogan stated he saw it again and was having a flashback.

Melissa Mullins Mischke stated it goes along the south and then up the east side of the property.

Adam Koronka stated it comes up the southeast corner of the property.

Glen Minich stated they could ask the petitioner.

Melissa Mullins Mischke stated she thinks that's a great idea. Can he show them where the easement is on the map? They won't just take her word for it.

Vincent Politano stated it is highlighted in yellow there. Also, he has the full plat with him that he got off Tom if that is helpful.

Glen Minich stated he thinks Melissa is right.

Melissa Mullins Mischke asked if he could say that again.

Glen Minich stated he thinks Melissa is correct.

Vincent Politano stated the five acres is in the rear and the easement comes to it on the east. That is correct.

Adam Koronka asked if it is a utility easement or driveway easement.

Melissa Mullins Mischke stated it appears to be a driveway easement.

Michael Polan stated he would like to add a comment for the benefit of the petitioner as well as the remonstrator. Their zoning ordinance would require a one thousand square foot (1,000²) minimum for the home construction.

Dwayne Hogan stated he figured that would be addressed when he decided he was going to apply.

Melissa Mullins Mischke agreed.

Dwayne Hogan stated that way it has a better chance of looking the rest of the façade and fits into the rest of the residences.

Adam Koronka made a motion to approve the Petition for Variance of Developmental Standards for Thomas L & Angela M Caddell (owner) and Vincent Politano (buyer) for construction of a home on a parcel without road frontage instead of the 200' minimum required. Access will be through an existing easement. There will be a 5-year extension to issue the building permit. No rentals. No trailers. No further subdivision. The property is located behind 399 N. Oak St., Westville, IN., New Durham Twp., zoned A on 5 acres.

Dwayne Hogan seconded.

All Approved. Motion carries 4-0.

Melissa Mullins Mischke recommended that he speak with the fire department when he starts construction so that they know how to find him.

3. Petition for Variance of Use for Mike & Joy Vanek to operate a grain elevator and grain storage. This property is located at 4411 N. 450 E., Rolling Prairie, IN., Kankakee Twp., zoned M1 on 87.34 acres. Parcel 46-07-11-401-003.000-052.

Attorney Biege stated notice is adequate.

Mike Vanek stated his address is 4411 N. 450 E., Rolling Prairie, IN. They have more bins than they have corn in the field. Right now, they can fill two (2) out of the three (3) that is there. A neighbor has asked him if they had additional storage because he needs additional storage. He said that would be fine and they were working out the details. He called Janet and asked if they would need a license or permit and she said he would need to apply for a variance to do that. The neighbors are Nate and Eric Mrozinski and they don't have enough where they are at on 425. That is the reason they are here. They are going to warehouse this stuff, dry the corn, and store. When they get additional ground which they have to rent and/or buy, another five hundred (500) acres is what they would need to accommodate that. Right now, that is what they plan to do if that's okay with them.

Melissa Mullins Mischke asked if they intend on using Highway 20 to move trucks in and out.

Mike Vanek stated yes. Originally, where the pole barn was at was on 7933 N. 600 E. which is on the back side by Saugany Lake. With the frost laws and everything else it would get all gummed up so they put it on Highway 20 because it's not even a block from 20 so that way if they have to run the new energy with the stuff and Clay Pull as they are selling it, but they have to dry it first because nobody buys new corns out of the field.

Melissa Mullins Mischke stated it basically would just be for people in the area close to him.

Mike Vanek stated yes. They are going to try to do it themselves, but since they have the other bin, he had inquired about it and it was cheaper to buy now as the price of steel was going up so they fit it in the budget. It's going to be a little hairy right off the bat, but if they allow Nate to come in there, he won't make a lot of money on it, but it will get them through to the next growing season and hopefully they will have enough to fill it.

Melissa Mullins Mischke stated right and help their neighbors out too.

No remonstrators present.

Glen Minich stated he thinks he's going above and beyond. This is commonly done without permission of the board and he commends him for coming before them for this.

Dwayne Hogan stated he applauds that.

Glen Minich made a motion to approve the Petition for Variance of Use for Mike & Joy Vanek to operate a grain elevator and grain storage. This property is located at 4411 N. 450 E., Rolling Prairie, IN., Kankakee Twp., zoned M1 on 87.34 acres.

Dwayne Hogan seconded.

All Approved. Motion carries 4-0.

4. Petition for Variance of Developmental Standards for Rhonda & Joseph Novak
for construction of a second accessory structure pole barn for residential use on a parcel
zoned B2. This property is located at 4747 W. Hwy 20, LaPorte, IN., Springfield Twp,
zoned B2 on 2.79 acres. Parcel 46-06-05-126-021.000-062.

Attorney Biege stated notice is adequate.

Joseph and Rhonda Novak stated their address is 4747 W. Hwy 20, LaPorte, IN.

Melissa Mullins Mischke asked what is on the property currently, structure wise.

Joseph Novak stated currently they have one garage and a pole barn building attached and a house.

Melissa Mullins Mischke stated he needs an additional pole structure.

Joseph Novak stated correct.

Melissa Mullins Mischke asked for what purpose.

Joseph Novak stated for car storage.

Melissa Mullins Mischke asked what size is he planning on.

Joseph Novak stated approximately seventy feet (70') long and about thirty feet (30') deep. It would go directly behind the current building.

Melissa Mullins Mischke asked if that is where the vehicles are at right now.

Joseph Novak stated that is correct.

Melissa Mullins Mischke asked if there would be electric or water.

Joseph Novak stated there will be no water. Electric will be supplied from the main building.

Melissa Mullins Mischke told Dwayne to go ahead and ask him.

Dwayne Hogan asked if the barn is going to be big enough for his use.

Joseph Novak stated yes. Definitely.

Dwayne Hogan stated it'll fit five (5) vehicles. He's just checking.

Joseph Novak stated he has a classic car collection.

Dwayne Hogan stated he had to ask.

No remonstrators present.

Adam Koronka stated for the record he actually spoke to the neighbor directly to the south of the property as he drove through the driveway that has the easement. He was very friendly and very forward. He is in favor of this petition just in speaking with him personally yesterday.

Melissa Mullins Mischke stated everything is really well maintained.

Dwayne Hogan stated nice dog. Can't say no to that.

Adam Koronka made a motion to approve the Petition for Variance of Developmental Standards for Rhonda & Joseph Novak for construction of a second accessory structure pole barn for residential use on a parcel zoned B2. This property is located at 4747 W. Hwy 20, LaPorte, IN., Springfield Twp, zoned B2 on 2.79 acres.

Dwayne Hogan seconded.

All Approved. Motion carries 4-0.

5. Petition for Variance of Developmental Standards for John and Diane Hawkins for construction on a parcel without County Road frontage (private road access only) and to build a pole barn with a bathroom before the home. This property is located at 10831 W. Division Rd., Westville, IN., Coolspring Twp. zoned A on 2 acres. Parcel 46-05-31-400-025.000-046.

Attorney Biege stated notice is adequate.

John Hawkins stated his address is 10831 W. Division Rd., Westville, IN. They are using that address as their current mailing address.

Melissa Mullins Mischke asked where they live at currently.

John Hawkins stated they are full-time RVers right now while they are getting this started until winter hits. They will find a place to rent then. They are staying at Bass Lake in the campground. They have been there for three (3) years seasonal.

Melissa Mullins Mischke stated their long-term plan is to build a home on this parcel.

John Hawkins stated yes. They want to build the pole barn first. The way they are coming into winter, they weren't sure which one (1) is going to get started first so they asked permission if the pole barn would start first. That way, they don't have problems if it does.

Dwayne Hogan asked if they plan on staying in the pole barn until they build the house.

John Hawkins stated no.

Melissa Mullins Mischke stated they are still going to rent somewhere else until the residence is completed.

John Hawkins stated yes.

Melissa Mullins Mischke stated the pole barn will just be for storage of construction materials.

John Hawkins stated yes. His junk.

Melissa Mullins Mischke stated be careful, Dwayne will ask him if it's going to big enough.

Dwayne Hogan asked how large is it.

John Hawkins stated the barn is thirty feet by sixty feet (30' x 60').

Dwayne Hogan stated it's close.

Melissa Mullins Mischke stated it will have electric and water. How soon, if they approve the petition, would construction start?

John Hawkins stated they are hoping for the end of November or the beginning of October for both.

Dwayne Hogan asked if the barn will be behind the home.

John Hawkins stated yes. He was told it needed to be ten feet (10') behind the front. He has a drawing he can show them. He tried to get a plat plan from John Saylor, but he's been so busy. He did go out and they had stakes on the property so he shot the stakes and stuff. He has all the technical corners.

Adam Koronka stated the petition calls for a pole barn with a bathroom. He sees nothing for septic coming off the barn.

John Hawkins stated he didn't draw them in. It will be attached.

Adam Koronka stated it will be the same septic system.

John Hawkins stated yes.

Melissa Mullins Mischke stated he is thinking the end of October or beginning of November. How long for the construction does he estimate for the pole structure?

John Hawkins stated the pole structure would probably be up in about a week. That's just the shell. They will have to do the floor and other stuff.

Melissa Mullins Mischke asked how long he anticipates before he starts construction of the residence.

John Hawkins stated he is hoping the beginning of October. The concrete guy said that the beginning of October would work for him.

Dwayne Hogan stated that's quick. Very aggressive.

Melissa Mullins Mischke asked if the exterior of the home would blend in? What will they look like?

John Hawkins stated it will be vinyl siding with stone on the front.

Melissa Mullins Mischke asked if it will be a single story.

John Hawkins stated yes. Single story two (2) bedroom at seventeen hundred square feet (1,700²) with a full basement and two (2) car garage.

No remonstrators present.

Dwayne Hogan made a motion to approve the Petition for Variance of Developmental Standards for John and Diane Hawkins for construction on a parcel without County Road frontage (private road access only) and to build a pole barn with a bathroom before the home. This property is located at 10831 W. Division Rd., Westville, IN., Coolspring Twp. zoned A on 2 acres.

Adam Koronka seconded.

All Approved. Motion carries 4-0.

6. Petition for Variance of Developmental Standards for Richard and Clarice Mangus (owners) and Jennifer Maike for temporary placement of an RV for relatives to stay in to help out during post-surgery recovery. The property is located next to 106 Helen Dr., Walkerton, IN., Lincoln Twp., zoned R1B. Parcel 46-12-17-256-002.000-055.

Attorney Biege stated notice is adequate.

Jennifer Maike stated her address is 106 Helen Dr., Walkerton, IN.

Melissa Mullins Mischke asked what brings the need for this RV.

Jennifer Maike stated she is a mother of four (4) children who are involved in sports. They go to school everyday and she generally drives them. Her surgery is on Monday. She has twelve (12) weeks that she will be out willing no complications and she needs somebody to help run her children and just to help out. Her family came from Florida to do so in their RV.

Dwayne Hogan asked if there is somebody living in it now on her property.

Jennifer Maike stated yes. They just sleep in there. Everything else is done in the house. The go in and out as needed to use the restroom, shower, and they cook as a family.

Melissa Mullins Mischke asked if she is aware that they have a difficult time keeping mobile homes in mobile home parks so an RV for someone to stay in is certainly not desirable in any way, shape, or form.

Jennifer Maike stated it is a brand-new RV. It probably cost more than some of the houses in the area to be honest.

Melissa Mullins Mischke stated it is still an RV.

Dwayne Hogan asked how long is temporary.

Jennifer Maike stated twelve (12) weeks for recovery.

Melissa Mullins Mischke stated they do have a letter from the Health Department. Have they had issues with them?

Jennifer Maike stated someone had called and made a complaint. She went down to the Health Department and spoke with them and straightened it out to her knowledge.

Melissa Mullins Mischke stated there are no waste pipes coming from the RV.

Jennifer Maike stated no, ma'am.

Adam Koronka stated he can attest to that. It was pulled from where it was discharging previously.

Jennifer Maike stated there was no discharge which should also be in Health Department's notes. There was no discharge of anything anywhere. There was no debris anywhere.

Remonstrators:

Claude Payne stated his address is 1406 N. Longshore Dr, Walkerton, IN. It is across the street from where the trailer is at. He has a letter from Ron and Linda as well that they wanted turned in because they couldn't make it tonight. As a community, they are against this. According to their codes and standards that they have set up and the Board helps enforce, four (4) days max on a trailer being set up. Recreational trailers cannot be used, located, or placed in a lot parcel for continuous basis of weekend or vacation summer residence. That's strict. There are no exceptions there. They were tapped into a septic that should have been abandoned with the house that burnt. That has been rectified he guesses to the point of not being used anymore, but it is still there. The Building Commissioner, he understands, can give a fourteen (14) day extension, but as of today the trailer has been there thirty-five (35) days. As a community, they expect their

officials to uphold the rules and regulations of the County and they hope that they will uphold the regulations here and deny the variance.

Melissa Mullins Mischke stated he has a letter.

Claude Payne stated yes. It is from Ron and Linda.

Attorney Biege stated they want to let the record show that there were multiple letters of remonstrance that came in.

Melissa Mullins Mischke stated all of that can be available in the Building Commissioner's office if they want to look at it. How long has the RV been on site?

Jennifer Maike stated approximately thirty-five (35) days. They got here early. She did get signatures in person from some of her neighbors which have not opposed at all.

Melissa Mullins Mischke asked if she had it with her.

Jennifer Maike stated she had handed it in. She also wants to show that their home is not across the street from her. Their home is further down and there are trees blocking. They aren't anywhere near her house.

Ashley Kazmucha presented the signature page to the Board.

Glen Minich asked if the RV is being rented out.

Jennifer Maike stated her mother bought her the home. She is here as well. She bought it for her and her children. She has had some health issues and hopefully it will be rectified now.

Glen Minich asked if she is talking about the home or trailer.

Jennifer Maike stated the home and property was bought for her. The RV and van which pulls the RV belong to her sister. She came from Florida. Her sister-in-law came to help with her children to get them back and forth to school. They play sports at John Glen avidly non-stop. There are games. She will be down for twelve (12) weeks and in bed for at least four (4) not being able to move. They could possibly leave before then because she is pregnant and they are doing a home birth. She could possibly go to Maine before her time is up and then she would have to have somebody else stay, but they would be in the home. Or her mom will have to take off work.

Melissa Mullins Mischke stated they all have children so they understand the need for needing help. Her question is that needing help and staying in an RV for twelve (12) weeks in the back yard is where she has an issue.

Jennifer Maike stated it isn't in the back yard though.

Melissa Mullins Mischke stated in the yard. Period. Instead of a camp ground for twelve (12) weeks.

Jennifer Maike stated they are not camping though. They are pretty much living in her home.

Melissa Mullins Mischke stated she understands what she is saying, but the County rule says that RVs...

Jennifer Maike stated it says that she can file for a variance and she doesn't understand how it is that she is asking for her to file for a variance if they are just going to. . .

Melissa Mullins Mischke stated she doesn't think that she is hearing them. The rule for the County is that RVs and campers can be in your yard for X amount of days and then they have to leave and then come back. They can't stay there continuously for twelve (12) weeks unless they grant permission.

Jennifer Maike stated then she will close the RV up. Can they move into the house?

Melissa Mullins Mischke stated her preference is certainly if they could stay in the house that would be preferable.

Dwayne Hogan stated he would like to make a motion since they will be staying in the house.

Dwayne Hogan made a motion to deny the Petition for Variance of Developmental Standards for Richard and Clarice Mangus (owners) and Jennifer Maike for temporary placement of an RV for relatives to stay in to help out during post-surgery recovery. The property is located next to 106 Helen Dr., Walkerton, IN., Lincoln Twp., zoned R1B.

Glen Minich seconded.

All Approved. Motion carries 4-0.

Clarice Mangus asked how long does she have to remove the RV?

Michael Polan stated thirty (30) days. She can stay in contact with his office and they will work with them.

7. Petition for Variance of Developmental Standards for Richard & Tamberlain A Leslie for construction of a pole building for personal use on a parcel zoned B2 and for water for a bathroom. The property is located at 4694 W. Hwy 20, LaPorte, IN., Springfield Twp, zoned B2 on 1.718 acres. Parcel 46-06-05-176-005.000-062.

Attorney Biege stated notice is adequate.

Greg Coda stated his address is 55690 Timothy Rd, New Carlisle, IN. He is here on behalf of Richard and Tamberlain.

Melissa Mullins Mischke asked if the intention is to build just the pole barn. Add one (1) on there?

Greg Coda stated that's it.

Melissa Mullins Mischke asked what structures are there currently.

Greg Coda stated currently there is a forty-five by one hundred and twenty-five (45' x 125') building.

Dwayne Hogan stated it is a good size.

Greg Coda it was originally used by Ideal Railing. The intention was to raise the roof on it so the RVs would fit, but after they moved all their stuff out, they noticed that the monolithic pour was all cracked so the structure was there.

Dwayne Hogan stated it wasn't strong enough.

Greg Coda stated they are asking to demo that building and the square footage is a little bit bigger, but they want to turn it perpendicular the way the building is and pull it back from the road a little bit because they were told that the Highway plans on taking an additional eleven feet (11'). They want to make sure that when he pulls out with the RV, the fifth wheel and the truck are not half way out in the road and still in the building.

Melissa Mullins Mischke asked what kind of storage is going to happen there.

Greg Coda stated classic cars, RVs, boats, jet skis, and personal toys.

Dwayne Hogan stated it won't be a rental, just personal.

Greg Coda stated no.

Melissa Mulling Mischke asked how long before he anticipates construction would start should they approve it.

Greg Coda stated a matter of several weeks.

No remonstrators present.

Adam Koronka made a motion to approve the Petition for Variance of Developmental Standards for Richard & Tamberlain A Leslie for construction of a pole building for personal use on a parcel zoned B2 and for water for a bathroom. The property is located at 4694 W. Hwy 20, LaPorte, IN., Springfield Twp, zoned B2 on 1.718 acres.

Dwayne Hogan seconded.

All Approved. Motion carries 4-0.

8. Petition for Variance of Use for Steven L and Cheryl L Pickett to operate a campground. The property is located at 8819 N. 600 W., Michigan City, IN., Springfield Twp, zoned R1B on 37 acres. Parcel 46-02-19-100-006.000-062.

Attorney Biege stated notice is adequate.

Steve Pickett stated his address is 8819 N. 600 W., Michigan City, IN.

Melissa Mullins Mischke asked what they want to do with the campground.

Steve Pickett stated the campground is kind of a technical term as opposed to an RV park. He wants to get that out for the public; they are not talking about an RV park. What they are talking about in the paperwork they have submitted is a cabin system in the final phase of what they are talking about doing. The maximum would be eight (8) cabins on the property with the majority five (5) of them being in the central location of the property of the map they were given. The dots are where the cabins will be located. The property is so diverse and there is so much going on there that they would like to use it for education purposes for schools, for children, and even up through college level of coming out and checking it out. There are all kinds of biodiversity there. They are also coming at this from an eco-tourism approach as they want to maintain the environment and show people that this is a cool place in Indiana to come check out. They would use the proceeds of that part of it to fund a more charitable thing like Make-A-Wish Foundation and supporting them, youth groups like scouts, and have them come out and use the property and those kinds of things. Also, they are looking to partner with the possibility of universities possibly with research of green energy type things. If they have a micro windmill and it is approved that they would want to try and figure out how they can make it better, they could try it on one (1) of their cabins to see if it is something that works well that they could then bring into production and those kinds of things. That is the thousand-foot (1,000') view of what they are talking about doing. They would have groups coming from time to time. They would like to set up a building with a bathroom facility for groups like a scout group and a larger pavilion type of a building for them to meet and for the educational approach that they had mentioned. That kind of covers the whole thing in a nutshell. As they have seen on the map, they have a map of the wetlands. They would not disturb the wetlands at all. The center of the property where that is not wetland is where most everything would happen. They would preserve the wetlands. They would show off the wetlands.

Cheryl Pickett stated her address is 8819 N. 600 W., Michigan City, IN. The plan for the cabins is to maintain the fifty-foot (50') setbacks. They would like to do more if they can. They don't want to encroach on the wetlands at all. They worked with the Forester.

Steve Pickett stated they have already had the State Forester come out and look at the property. Their goal would be to have the Army Corps of Engineers come out and talk about the wetlands and have them give them a more accurate map than the one they have provided to the Board

which is the current one (1) that is publicly available to make sure that they are well within the spots that they are supposed to be.

Cheryl Pickett stated the goal is that they have such a biodiversity in that location and it really encompasses a lot of what is in the dunes area and they feel like they are stewards of that and that they need to share that. Unfortunately, to do that they will then have to come up with some source of revenue to offset some of those costs. So that is where they would do the cabins with the short-term rentals. They would be on the upper end and higher end expectations. They want to keep it small. They're not looking for an RV park.

Steve Pickett stated the largest cabin that they would envision would be a two (2) bedroom cabin. The majority would be one (1) bedroom or a studio. It would be small not a ten (10) room mansion type thing.

Cheryl Pickett stated the goal is to make them individual so they seem like they are out in the woods because they are.

Dwayne Hogan asked if they are going to have water and electric to these cabins.

Steve Pickett stated there is a well in the back of the property.

Cheryl Pickett stated would they have them; yes.

Dwayne Hogan asked in each one.

Cheryl Pickett stated right now, definitely in the ones in the meadow area. They are looking for off grid alternatives and potentially for the other areas. Again, it really depends on costs and what makes sense for an environmental impact. They want to do as little damage and as little impact to the existing forestry footprint and wetland footprint that they have. That's where it would come in. The goal is to have a centralized location as Steve had mentioned about a bathhouse, restroom facilities, and a pavilion and that would also encompass an electrical distribution point.

Steve Pickett stated there is a well there that has a pump, but there is no electricity currently so to run the pump they have to provide a generator. The goal would be to provide electricity from there through a wired system or solar system depending on what would be best.

Dwayne Hogan stated he is curious about the distance between the septic and the well and how it would fit in there with it only being that size and all those cabins.

Steve Pickett stated he believes they could go a greater distance than the current house on the property. The septic system is in the front yard and the well is right off to the side. He believes that distance would be well maintained at least what it is. He doesn't know if that is current or if regulations have changed or if it is up to code from when it was put in in the 80's.

Cheryl Pickett stated the goal would obviously be to get experts involved to do the soil tests to determine what is available and to determine potentially alternative methods of septic. Maybe they could do a waste water treatment on site that allows them then to reuse water. It's called an aerobic system and that may be a better use for this location. They want to make sure they maintain everything within the building codes and the building restrictions.

Melissa Mullins Mischke stated for Phase 1 they are talking about tent camping.

Cheryl Pickett stated not tent camping per se, but they are tents on platforms and they are more like the safari tents.

Melissa Mullins Mischke stated they would be tents that they would provide not people bringing their own.

Cheryl Pickett stated yes.

Steve Pickett stated it would be on the spots where the cabins would eventually go so, they would be in that same general footprint.

Melissa Mullins Mischke stated they're not talking RVs backing in.

Cheryl Pickett stated no.

Steve Pickett stated the only possibility that he could think of with an RV might be for the youth programs if they have a support vehicle for the weekend if that's allowable to have them come in, but there would not be RV hookups.

Cheryl Pickett stated they do currently have their own travel trailer on there, but it's there for storage and she is renovating it to flip it. She tore out the bench seats and her husband wasn't real happy about that. It's really there for that purpose right now. It's just storage behind.

Steve Pickett stated the goal is not to have RVs there.

Cheryl Pickett stated it wouldn't have individual sewer hook-ups and all that. It would hopefully have a centralized septic system for all of them if that's possible. If not, then maybe split it in two. They would need to look to the Building Commissioner and the Health Department for guidance.

Steve Pickett stated that would only work for that central area though.

Melissa Mullins Mischke stated this is going to be a huge undertaking. Do they understand the permitting, the wetland delineation, and the things they are going to need to do? It's a huge investment.

Cheryl Pickett stated Steve is a programmer and she is a project manager and was a CPA.

Melissa Mullins Mischke asked how they are working with the Shirley Heinze Trust.

Steve Pickett stated he has reached out to them multiple times. He hasn't had any in depth conversations with them. Last he left it with them, they were going to contact him. His goal is to partner with them. One (1) of the things that they want to do is also improve the environment. They have talked about owls and different things. He would love to have, if it's feasible after talking with their biologist, about adding bat houses or owl houses or bird houses. It would lift up the environment and attract more critters.

Melissa Mullins Mischke asked if they have spoken with DNR already to see if they are interested in working with them or is it also a goal.

Steve Pickett stated he had the Assistant State Forester for the district come out and walk the property with them and they talked about a whole bunch of things and she thought their idea was a good one.

Cheryl Pickett stated she gave them a lot of information on what is on their property and what kind of trees and plants there are. She also gave them information on three (3) distinct invasive species that are on their property including Autumn Olive and Oriental Bittersweet. They are already trying to harvest some of those and reduce the impact that they have on their property which would then hopefully help reduce what is going on in Shirley Heinze because they do butt up against their property.

Steve Pickett stated they are behind them. They told him that the DNR purchased the land across the street and they are managing it and their intent was to put in a parking lot near them up the road a little bit and put more trails in there. Potentially, they might hook into the trail system if that's allowable from them.

Melissa Mullins Mischke asked what kind of a time frame are they looking at for Phase 1 to be completed if they approve it.

Steve Pickett stated probably about a year.

Cheryl Pickett stated it might be two (2) because of all the permitting and everything they are going to have to do.

Steve Pickett stated they want to have the Army Corps come out and that would be the first thing and the soil tests. There are a lot of things that would need to happen in that short period of time so it might take longer than expected.

Cheryl Pickett stated they want to stress that they want to reduce their impact on the environment. They are not looking to savage the land. That was the reason they bought the property; they really enjoyed it. They also do not want to impact their neighbors. There's quite a bit of traffic on 600 and Meer Road, but the places where they are putting the cabins are insulated by the forest that they have on the property so they don't expect that there would be any impact to neighbors in that way.

Melissa Mullins Mischke stated she loves their enthusiasm.

Remonstrators:

Marshall Shanks stated his address is 9033 N. 600 W., Michigan City, IN. His questions are about the wells and things like that. Is there a public record for hydrogeology study since they say they want to limit the impact to the environment? Indiana Code also says that if a campground is installed that if City water and sewer is readily accessible it must be used which it is; it goes to the tracks on Freyer Road and the water is across the street so it is within reasonable distance by Indiana Code. Their road is real busy so he wonders if there has been any traffic studies. They say six (6), but in Indiana's practices of campgrounds of six (6) or eight (8) it always becomes more especially with land. There are tracks on Freyer Road and 600 and they are steep; there is a lot of water runoff so the extra traffic that will be brought in could potentially do that. There are a lot of bike riders out there. He wanted to ask those questions about the traffic study and the environmental impact study also.

Richard Hartman stated his address is 5766 W. 900 N., Michigan City, IN. His wife is Diane. They have lived on the property for forty (40) years. It will be forty-one (41) years come this spring. If they look at the map, he is the five (5) acres that is encircled by this property. There are mistakes in the thing already. They said it's thirty-seven (37) acres, but it's only thirty-three (33) acres. He spoke with Eric Byrd last Monday and on one (1) sheet said that they partnered with Heinze, but he said they do not partner with people. He said they have to stay neutral and cannot be for or against it. They are going to have people camped in the woods area and they are going to be bringing strangers in. They are going to lose the privacy of their land. His wife won't be able to walk in the back around their property because they don't know who those people are. It's going to be noisy. The map that they showed of where the drive is, is not correct. It goes four hundred and ninety feet (490') back all through the wetlands. There will be cars driving through there. When he sits in his living room, he can see the car light driving on the back of his property. Six (6) weeks or so ago, he looked out his kitchen window and saw flames and thought the back of his property was on fire; there was somebody out there camping. It was windy and he thought they were idiots. The nature preserve is right there and it's in a forest; leaves are falling and they will catch his property on fire or their property on fire or the Shirley Heinze property on fire. He went and got brochures from the Indiana National Lakeshore and campgrounds out there. There are the four (4) county campgrounds and they will be opening a new one (1) Sebert on 925 on the 20th. It is going to be noisy. They have lived out there forty (40) years. They have all lived out there in quiet and now they are coming out there. They live in Illinois in Elk Grove, Illinois. This is their second home. They are going to come out and put the cabins in and pollute the wetlands. Normal people pee six to eight (6 – 8) times a day and poop once a day. Then there are showers which are like ten (10) minutes per person. Then there is the building where they said they were going to entertain so there will be more people using the bathroom and stuff. Then when the guest leaves, there will be chemicals to clean the showers, toilets, kitchen sinks, and the bath house. The water table is high out there so when it gets really wet out there, even though it is a prairie, it is saturated. From what he figured out on Google, it can be anywhere from five hundred to a thousand (500 – 1,000) gallons a day that they are pumping up and using for the showers. It is going to saturate the soil and it will go into the wetlands. The prairie that they are

going to have it on, on the back side is like a ten-foot (10') drop amongst the elevation from where the cabins are going to be. When it's saturated that's where it is going to go; it's going to go into the landfill. Along 900, it rains so much sometimes that the water goes across the road. The road that is going to be in that wetland area will have cars that drip oil and gas and when it rains it will go into the wetlands. Where the driveway is right on the side is an incline right into the wetlands; there is not a fifty-foot (50') distance. The studies and everything are already available. Originally, he came here back in the 80's and they wanted to put a composting facility on the eighty-three (83) acres east of his property. He protested that it would be noisy and there would be chemicals and they granted it anyway. He took his VHS camera and went around the property taking pictures of the ravines back there and the wetlands and took it to IDEM in Gary and they called down to Indianapolis who told them they couldn't develop that area as it was a protected wetland. That was the first piece of property of Shirley Heinze. Since then, they have blossomed into five hundred and twenty-one (521) acres. All that stuff is already out there for anybody to see not just on their property. For them to bring strangers into their area is just not right. They pay their taxes and over forty years he knows he has over five hundred thousand dollars (\$500,000) invested. The original mobile home there had burnt down and they put in a new one (1). Roman bought the Hendricks house and he is remodeling the house and putting a lot of money into it and paid a lot of money to get it and now they are going to have strangers come in and make noise. It would be like if he bought a house behind them and he turned it into an AirBnB. There would be strangers coming in all the time having campfires, they will be drinking, making noise all hours of the night, and they won't be able to enjoy their land. They will have groups coming out making noise and cars going. He also has a deer stand and he won't be able to hunt because he would be afraid that when he shoots a deer, a lot of times it doesn't die right there and runs off, and it could go up where those cabins are. Somebody is going to sue him. They are apart of another group called Empower to something and it is some group where they bring foster kids in with mental problems which you can see it on YouTube. The one kid was sixteen (16) years old and he was talking about cutting his mother's throat. It's undesirable type stuff and they have lived there for all these years and almost every neighbor is against it including him.

Melissa Mullins Mischke asked how many neighbors are on that road.

Richard Hartman stated on 900 there are seven (7) and then there are two (2) properties next to their property on Meer Road and they are all against it.

Melissa Mullins Mischke stated unfortunately, they're not all here either.

Richard Hartman stated if he had known they could have written a letter he would've done it.

Melissa Mullins Mischke stated she appreciates his comments.

Richard Hartman stated 4411 just spent two and a half million dollars (\$2,500,000) renovating. It has suites, firepits, and it is one (1) mile away. There are places for people to stay nearby.

Judy Plantinga stated her address is 5789 W. 900 N., Michigan City, IN. She has been out there for thirty-three (33) years. She lives right across from Dick so this is right in the view of her

windows. There would be more traffic and the bicycle routes where they take their grandchildren to ride the bicycles. Now, there will be all this going on. Whatever they would need to do she would be more than happy to go against it. They don't want it. She has lived out there all her life and she doesn't want it. That's why she moved to the country.

Eric Bird stated he is the Stewardship Director for Shirley Heinze Land Trust. He is representing Shirley Heinze Land Trust at 109 W. 700 N., Valparaiso, IN. They manage Ambler Flatwoods Nature Preserve which is a little over six hundred (600) acres now and surrounds their property. He is mostly there to note a couple of things. He did talk to Mr. Pickett on the phone. Some neighbors had come in and given me their plans that he believes they submitted to the Board. It does list them as a community partner. He must have gotten six (6) or seven (7) phone calls about that. They, as a non-profit organization, are all about nature and teaching people about nature. He is as much a community partner as he is with anybody in the community. They get rid of invasive species. They plant trees, give advice, and help support bats, and birds, and things like that. He is very close with the DNR Division of Nature Preserves, Regional Ecologist, and the State Forrester which he spoke with about this. None of them would come in here. They don't live in those communities; they are managing nature there. They cannot endorse this. He wants to say because their names are on there that he can't really endorse this. He doesn't live there so he doesn't have an opposition to it either. He thinks that they are earnest in their intentions of being green and all those kinds of things, but he could understand Mr. Hartman who lives squeezed between the two (2) of them. He understands their concerns. Obviously, there are a lot of things that will have to be done like wetland delineations and all those kinds of things.

Melissa Mullins Mischke stated he isn't really endorsing the project.

Eric Bird stated he couldn't if he wanted to and they don't want to get tangled up in that kind of thing.

Maria Patro stated her address is 8657 N. 600 W., Michigan City, IN. This is their second home. They purchased it a few months ago. They also live in Illinois and that is the main reason; they are running away from the city noise. They have two (2) little kids. She wants to say is that she is really afraid that the campground might make a big impact on the environment and it will break the peace and quiet of the place they bought the house for and what they are running away from.

Roman Patro stated his address is 8657 N. 600 W., Michigan City, IN. They have a beautiful pond about twenty feet (20') deep. He is hoping nobody will drown in it. Will there be a fence? Probably not. They have a three (3) and seven (7) year old daughters and they have a lot of concerns. They would like to really move there for peace and quiet like his wife said and live. He also has a shooting range on his property.

Melissa Mullins Mischke stated when they talk about this project that they want to do she hears that they want to be steward of the environment and keep the land and the wetlands and things intact and allow people to enjoy the environment that they are in and share that with other people. Like they said earlier, there will be a lot of obstacles all the way. They will have to have a wetland delineation. There are going to be so many things that they as a Board or they as a County may be do not approve of have jurisdiction over, that are going to happen along the way.

This is in essence for them to say if this is a good idea and they should move forward. It doesn't mean that this project is ever going to go all the way to fruition if it is approved. She wants everybody to understand that what she is hearing is not that they want to have large crowds of people out there making noise and throwing trash all over and polluting the land. She understands there are parking and issues like that, that are going to occur.

Cheryl Pickett asked if they could address a couple of concerns.

Melissa Mullins Mischke stated yes, she is curious about fencing; it was one (1) of her issues as well.

Cheryl Pickett stated they apologize. They never intended any of the community partners to be listed as endorsing what they are doing. They have never given this to anybody to ask for endorsements for sure. As far as parties and all that, that would not be allowed. The goal is to really tap into an ecotourism mindset with people who are really looking for a retreat into the country. They are correct, they live in Elk Grove Village now. They have two (2) sons who are eighteen (18) and sixteen (16). Their sixteen (16) year old is still in high school; he is a football player. They have two (2) years left that they have to stay in Illinois and like their neighbors they plan to escape as soon as he is graduated. They mentioned Empower to Connect; they are associated with that group because their two (2) sons are African-American and they adopted them. They moved in when they were five (5) and six (6) and they adopted them ten (10) years ago. It took awhile to get it finalized through the State of Illinois. They fully support foster and adoptive families. They go through a lot stress as they do. They have had a lot of support from their family, friends, and churches and retreat. Steve and her were born in Indiana. She was born in Tipton. Steve was born in Van Buren outside of Marion. Their families are still here. It is their goal to get back here.

Melissa Mullins Mischke asked if there will be a fence around the property.

Steve Pickett stated if they would prefer a fence then they have a fence. He would prefer not to have a fence because of the wildlife.

Cheryl Pickett stated they want them to be able to come and go. If a fence around the property for the neighbors that have the five (5) acres is something that is definitely there. They also know that a lot of the wildlife go between their property and the property they were talking about with the pond.

Steve Pickett stated they go through Shirley Heinze as well.

Dwayne Hogan made a motion to deny the Petition for Variance of Use for Steven L and Cheryl L Pickett to operate a campground. The property is located at 8819 N. 600 W., Michigan City, IN., Springfield Twp, zoned R1B on 37 acres.

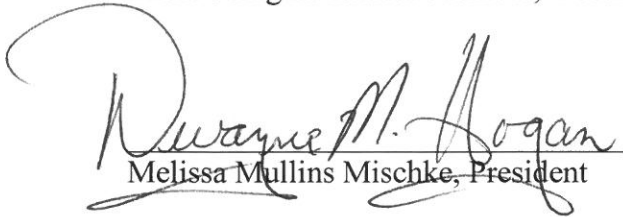
Dwayne Hogan stated he applauds the effort and it's probably a good idea; it makes sense, but at this time in the environment in which they are trying to go about it, he would vote no.

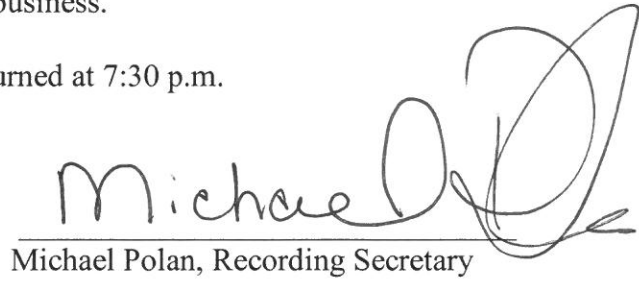
Adam Koronka seconded.

Approved. Motion carries 3-1.

Melissa Mullins Mischke asked for any other business.

There being no further business, meeting adjourned at 7:30 p.m.


Melissa Mullins Mischke, President


Michael Polan, Recording Secretary