

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@laporteco.in.gov

La Porte County Board of Zoning Regular Meeting Tuesday, November 21st, 2023 at 6:00 p.m. La Porte County Complex

AGENDA

1. Roll Call
2. Approval of Minutes: October 17th, 2023.
3. Petition (s):

1. Petition to Appeal an Enforcement Officials Determination by Stephen Nightingale that the variably described “Land Contouring Project” and/or “Sand Mining” and or anything else on 914 E. 1000 N., LaPorte, IN 46350, which is immediately adjacent to his own property at 998 E. 1000 N., both of which are zoned Agricultural, does not require a Special Exception under the LaPorte County Joint Zoning Ordinance. The subject property is located at 914 E. 1000 N., LaPorte, IN., Galena Twp., zoned A on 30 acres total. Parcels 46-03-18-200-002.000-048 & 46-03-18-200-003.000-048.

2. Petition for Variance of Use for OLO Auction Holdings, LLC to utilize buildings on the property as storage, see attachments. The property is located at 11201 S. 1025 W., Wanatah, IN., Clinton Twp., zoned R1B on 5 acres. Parcel 46-13-32-226-003.000-044.

3. Petition for Variance of Use for Dennis and Dawn Gardner for a firearm shop for cleaning, repairs, and transfers with parts sales and custom work. This property is located at 3171 S. Wozniak Rd., LaPorte, IN., New Durham Twp., zoned A. Parcel 46-09-23-126-014.000-027.

4. Petition for Variance of Use for Ralph Bradley to operate a garden center. This property is located at 9777 N. 375 W., Michigan City, IN., Springfield Twp., zoned R1B on 17.213 acres. Parcel 46-02-16-126-018.000-062.

5. Petition for Variance of Use for Ryan and Brittany Rotzien to operate a daycare for up to 15 children. This property is located at 8451W. Hwy 6, Westville, IN., New Durham Twp., zoned A on 2.0593 acres. Parcel 46-09-34-400-001.000-027.

6. Petition for Variance of Use for Steve and Cheryl Pickett for campground designation to allow building the following: commercial septic system; bathhouse with sinks/showers/toilets and utility shed; 8 glamping sites to be converted to cabins; additional barn for storage and meeting pavilion. This 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.

7. Petition for Variance of Developmental Standards for Jaclynn Pantell for construction of a second accessory pole barn with a side setback of 3’ instead of the minimum 10’ required. This

property is located at 4 Water St., Union Mills, IN., Noble Twp., zoned R1B. Parcel 46-14-08-426-001.000-056.

8. Petition for Variance of Developmental Standards for Robert & Hilary Bruce for construction of two (2) guest houses, one being 456²' and the other is 348²', all on one (1) property instead of 1 Dwelling and a minimum of 1,000²'. This property is located south of 2525 N. 100 W., LaPorte, IN., Center Twp., zoned R1B on 5375 acres. Parcel 46-06-24-301-005.000-042.

9. Petition for Variance of Use for 421 Westville LLC to operate an RV park. This property is located south of 5102 S. Hwy 421, Westville, IN., New Durham Twp., zoned R1B on 3 acres. Parcel 46-09-32-200-004.000-027.

10. Petition for Variance of Developmental Standards for Glen T & Michelle D Welton (seller) and Kevin Vance Welton (buyer) to split a property. Parent parcel will retain 2.3 acres and 280' of frontage. New parcel will have 1 acre and no road frontage, but will have access via an established easement and to build a home. This property is located at 7793 S. Sand Rd., Union Mills, IN., Noble Twp., zoned R1B on 3.366 acres. Parcel 46-14-08-401-010.000-056.

11. Petition for Special Exception for Emory Investments LLC for de-packing of hand sanitizer, removing liquid from plastic package. Processing in general. Please see attached. This property is located at 3522 S. SR 104, LaPorte, IN., Pleasant Twp., zoned M1 on 29 acres. Parcel 46-11-23-476004.000-057.

4. New Business
5. Adjournment