

# LA PORTE

the place is here, the time is now!

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## La Porte County Board of Zoning Regular Meeting Tuesday, May 21<sup>st</sup>, 2024 at 6:00 p.m. La Porte County Complex

### AGENDA

1. Roll Call
2. Approval of Minutes: April 16<sup>th</sup>, 2024.
3. Petition (s):

**1. Petition for Special Exception for Bluestem Solar Farm, LLC represented by counsel Anthony Novak** for a commercial large-scale ground-mounted solar energy system (SES). This property is generally located near roads N. 250 E. to N. 600 E. and E. 200 S. to E. 200 N., with a central address of 5253 E. 150 N., Rolling Prairie, IN., Kankakee, Wills, and Pleasant Twps., zoned A on approximately 3,352 acres. Parcels 46-07-27-300-001.000-052; 46-07-27-400-004.000-052; 46-07-34-200-002.000-052; 46-07-33-200-001.000-052; 46-07-28-400-003.000-052; 46-07-34-100-003.000-052; 46-07-34-400-001.000-052; 46-07-25-200-010.000-068; 46-07-25-200-012.000-068; 46-08-30-300-002.000-068; 46-07-24-200-018.000-068; 46-08-19-100-005.000-068; 46-08-30-100-005.000-068; 46-08-19-100-002.000-068; 46-08-19-200-001.000-068; 46-08-19-300-001.000-068; 46-07-26-200-009.000-052; 46-07-26-100-003.000-052; 46-07-22-400-031.000-052; 46-07-23-300-001.000-052; 46-07-24-300-001.000-068; 46-07-24-400-001.000-068; 46-07-24-400-003.000-068; 46-07-25-100-001.000-068; 46-07-25-300-001.000-068; 46-07-25-100-002.000-068; 46-07-25-200-014.000-068; 46-07-25-300-003.000-068; 46-07-25-300-004.000-068; 46-07-25-400-001.000-068; 46-08-30-100-001.000-068; 46-07-26-400-004.000-052; 46-07-26-300-006.000-052; 46-07-26-300-001.000-052; 46-07-26-300-002.000-052; 46-07-35-100-007.000-052; 46-07-35-200-001.000-052; 46-07-35-200-004.000-052; 46-07-35-100-009.000-052; 46-07-26-300-003.000-052; 46-11-11-100-008.000-057; 78-07-36-100-002; 78-07-36-300-001; 46-11-10-426-001.000-057; 46-11-11-300-001.000-057; 46-11-11-100-003.000-057; 46-11-11-100-002.000-057; 46-11-03-200-001.000-057; 46-07-33-200-015.000-052.

**2. Petition for Variance of Developmental Standards for Jason and Carissa Felger** for a 2nd accessory structure to be used as a pool house with a bathroom and a kitchenette and an inground pool. This property is located at 4203 E. 1000 N., LaPorte, IN., Galena Twp., zoned A on 5.45 acres. Parcel 46-03-11-300-014.000-048.

**3. Petition for Variance of Developmental Standards for Shelby Zarobinski** for construction of a pole barn with living quarters in the loft for the elderly parents. This property is located at 2304 E. 1000 N., LaPorte, IN., Galena Twp., zoned A on 11.03 acres. Parcel 46-03-16-100-011.000-048.

**4. Petition for Variance of Use for Robert Stevens** to operate a car repair shop out of the current pole barn. This property is located at 1012 E. Hamilton St., Union Mills, IN., Noble Twp., zoned R1B. Parcel 46-14-09-405-004.000-056.

**5. Petition for Variance of Developmental Standards for Tamera Fern** for construction of a 3<sup>rd</sup> accessory structure and to the front and the side of the home and not to the rear. This property is located at 7677 W. 275 N., Michigan City, IN., Coolspring Twp., zoned R1A on 1 acre. Parcel 46-05-23-128-005.000-046.

**6. Petition for Variance of Developmental Standards for Jeffrey and Gail Koon** for construction of an addition with a front setback of 16' instead of the minimum required 25'. This property is located at 5111 N. Barclay Ave., LaPorte, IN., Kankakee Twp., zoned R1A. Parcel 46-07-06-400-013.000-052.

**7. Petition for Variance of Developmental Standards for Julie & Wayne Pec** for construction of a garage in front of the home instead of the rear and a 2' side setback instead of the 10' minimum required and a 30' wetlands setback instead of the 50' minimum required. This property is located at 8326 E. Lakeshore Dr., New Carlisle, IN., Hudson Twp., zoned R1B. Parcel 46-04-28-328-020.000-050.

**8. Petition for Variance of Use for Kerrie Hale** to operate a fireworks wholesale distribution business and with outdoor storage. This property is located at 9565 W. Snyder Rd., LaPorte, IN., New Durham Twp., zoned A on 18.96 acres. Parcel 46-09-04-100-009.000-027.

**9. Petition for Variance of Developmental Standards for Steven (deceased) & Patricia Evans** for construction of a second home to care for the elderly parent (1,461<sup>2</sup>' living space). This property is located at 12205 S. 700 W., Wanatah, IN., Cass Twp., zoned A. Parcel 46-17-01-100-011.000-001.

**10. Petition for Variance of Developmental Standards for Kathryn Knowlton & Bryce Banic & Ty Fulford** for construction of a second home with 920<sup>2</sup>' living space for the elderly mother. This property is located at 10552 W. 300 S., Westville, IN., New Durham Twp., zoned A on 1.137 acres. Parcel 46-09-17-300-007.000-027.

**11. Petition for Variance of Developmental Standards for Harold D & Julia L Rogers** for construction of a second home with at least 800<sup>2</sup>' for the elderly parents. This property is located at 5724 W. Schultz Rd., LaPorte, IN., Center Twp., zoned R1B. Parcel 46-06-18-176-011.000-042.

**12. Petition for Variance of Developmental Standards for Arbor Pointe Leasing LLC** for construction of a second accessory in-ground pool. This property is located at 348 Grayson Rd., LaPorte, IN., Center Twp., zoned R1B. Parcels 46-06-27-330-009.000-042 & 46-06-27-330-008.000-042.

**13. Petition for Variance of Use for Andrew Norris** for operations of a landscape business and construction of a pole barn with a bathroom before the home for business use. This property is located at 10278 S. Range Rd., Union Mills, IN., Union Twp., zoned A on 2.5 acres. Parcel 46-14-25-200-006.000-064.

**14. Petition for Variance of Developmental Standards for Thomas & Laura Carter** for construction of a third accessory structure shed/ pergola. This property is located at 7244 W. 275 N., LaPorte, IN., Coolspring Twp., zoned R1A on 3.5 acres. Parcel 46-05-23-200-103.000-046.

4. New Business
5. Adjournment