

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 19th, 2024 at 6:00 p.m. La Porte County Complex

AGENDA

1. Roll Call
2. Approval of Minutes: October 15th, 2024.
3. Petition (s):
 1. **Petition for Variance of Use for Matthew Muller** for construction and operation of an outdoor storage facility. This property is located east of 5502 E. SR 4, LaPorte, IN., Pleasant Twp., zoned A on 2.63 acres. Parcel 46-11-13-400-009.000-057.
 2. **Petition for Variance of Developmental Standards for Donald L Hodgkinson & Adelyn R Polsgrove** for addition of water for a mudroom/bathroom in a pole barn. This property is located at 8495 W. 350 S., LaPorte, IN., New Durham Twp., zoned A on 1.06 acres. Parcel 46-09-22-200-028.000-027.
 3. **Petition for Variance of Use for George E & Susan M Neal (seller) and Robert Bom (buyer)** to operate an ice cream parlor. This property is located West of 7701 E. State Road 4, Walkerton, IN., Lincoln Twp., zoned R1B. Parcels 46-12-17-408-004.000-055, 46-12-17-408-003.000-055 & 46-12-17-408-001.000-055.
 4. **Petition for Variance of Use for BB Enterprise Inc** to operate a boat, car, and RV storage business. This property is located at 2606 E. State Road 2, Rolling Prairie, IN., Kankakee Twp., zoned B2 and A on 38.994 total acres. Parcels 46-07-21-377-006.000-052 & 46-07-21-400-007.000-052.
 5. **Petition for Variance of Use for INTRA LOCK 3 LLC** for flex warehousing. See Exhibit 1. This property is located at 1402 W. Hwy 20, Michigan City, IN., Coolspring Twp., zoned A on 3.2 acres. Parcel 46-05-07-100-019.000-046.
 6. **Petition for Variance of Developmental Standards for Frank and Rebecca Nevills** for construction of a 3rd accessory and to the front of the house and the side of the driveway. This property is located at 4577 S. Wozniak Rd., LaPorte, IN., New Durham Twp., zoned A on 2 acres. Parcel 46-09-26-300-033.000-027.

7. Petition for Variance of Developmental Standards for Eric & Kellie Stulc (owner) and Alayna & Joseph Novak Jr (buyer) to split a parcel in two. Parent parcel will have easement access and 6.41 acres. New parcel will have 2.5 acres and 155' of frontage instead of the 200' minimum required and to build a home on the new parcel. This property is located at 3923 N. Meritage Trl., LaPorte, IN., Center Twp., zoned R1B on 8.91 acres. Parcel 46-06-07-476-009.000-042.

8. Petition for Variance of Developmental Standards for Christopher Michael Klein for construction of a residential use pole barn with a bathroom located to the side of the home instead of the rear. This property is located at 9522 N. 125 E., LaPorte, IN., Galena Twp., zoned A on 22.469 acres. Parcel 46-03-17-100-004.000-048.

9. Petition for Variance of Developmental Standards for Consuelo Fonesca Montano (seller) & Michael O'Hern (buyer) for construction of a garage before the primary home to the side of the future home with side setbacks of 6' and 7' instead of the minimum 10' required, a front setback of 23' instead of the minimum 25' required, a rear setback of 19' instead of the minimum 25' required, and a 10' waterway setback instead of the minimum 50' required. This property is located West of 321 Island Dr., LaPorte, IN., Center Twp., zoned R1B. Parcel 46-06-27-326-021.000-042.

10. Petition for Special Exception for Linda Bush (seller) & Luke Land, LLC (buyers) for a convenience store with gasoline sales. This property is located at west of 9932 W. 300 N., Michigan City, IN., Coolspring Twp., zoned B3 on 4.089 acres. Parcel 46-05-21-100-002.000-046.

11. Petition for Variance of Developmental Standards for Darryl and Judith Smith for moving lot lines between the 2 lots to the East, leaving lot 2 with 160' of road frontage instead of the minimum 200' and .65 acres. This property is located at 5995 & 5995 ½ N Sherwood Ln., LaPorte, IN., Springfield Twp., zoned R1B on 3.315 total acres. Parcels 46-06-05-201-012.000-062 & 46-06-05-203-001.000-062.

12. Petition for Variance of Developmental Standards for Shirley North for construction of a 2nd accessory structure in front of and to the side of the home instead of the rear. This property is located at 8254 W. 1500 S., Wanatah, IN., Cass Twp., zoned A on 1.243 acres. Parcel 46-17-22-200.008.000-001.

13. Petition for Special Exception for LaPorte Expo Investments LLC for a convenience store with gasoline sales. This property is located at 5636 E. Hwy 20, Rolling Prairie, IN., Wills Twp., zoned B2 on 6.62 total acres. Parcels 46-07-12-300-007.000-068 & 46-07-12-300-016.000-068.

14. Petition for Variance of Developmental Standards for Gammonley Terrence Und 1/5 & William Gammonley (deceased) Und 1/5 & Marilyn Gammonley Bergstrom Und 1/5 & Lisa A Kobel & Julie P Jdrzejak & William J Jasmont & Michael S Jasmont Und 1/5 & Michael McCahill (deceased) & James McCahill & Carolyn McAlpin Und 1/5 Gamonley etal for construction of an addition with a rear setback of 10' instead of the minimum required 25'. This property is located at 7617 N. Cherokee Trl., Rolling Prairie, IN., Galena Twp., zoned R1B. Parcel 46-03-25-265-021.000-048.

4. New Business
5. Adjournment