



LAPORTE COUNTY BOARD OF ZONING APPEALS

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Michael Polan
Building Commissioner

July 15th, 2025

Dear Members:

The regular meeting of the La Porte County Board of Zoning Appeals was held Tuesday, **July 15th, 2025, at 6:00 p.m.** in the Assembly Room of the County Complex.

MEMBERS PRESENT: Melissa Mischke Vern Schafer
 Ernie Schmidt Eric Pointon
 Jeff Baltes

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

The Pledge of Allegiance.

APPROVAL OF MINUTES:

Vern Schafer asked for approval of the meeting minutes of June 17th, 2025.

Eric Pointon made a motion to approve the meeting minutes as presented.

Ernie Schmidt seconded.

All Approved. Motion carries 5-0.

Melissa Mischke thanked Vern for taking over last month. She would like to remind everybody that they do not have public comment at Board of Zoning Appeals. Their public comment is in the form of remonstrance so if there is a petition they are for or against, that is their chance to speak, and that is all there is. Having said that, let's move onto Petition 1 which was tabled from the May Meeting.

Petitions:

1. Petition for Variance of Developmental Standards for Jerry Pfladderer represented by Andrew Voeltz of David Ambers & Associates, P.C. for continued occupancy of a mobile home. Last variance granted August 20, 2019 for six (6) years. This property is located at 8581 S. 1010 W., Wanatah, IN., Clinton Twp., zoned R1B. Parcel 46-13-17-429-002.000-044.

Ashley Kazmucha stated notice is adequate.

Andrew Voeltz stated he is an attorney here in town with David Ambers & Associates. His office address is 601 State Street, Suite B, LaPorte, IN. They're here for a petition for variance as was indicated by the President for Developmental Standards with regards to the placement and continued location of a mobile home on the real estate that was described in the petition. The actual address is 8581 S. 1010 W., Wanatah, IN 46390. Just as a matter for the record, his client, Mr. Pfladderer was unable to be here this evening because he is currently going through some physical therapy and it would have prevented him or it prevents him from taking much in the form of mobility here at this point. It should be noted that this petition with Mr. Pfladderer has been ongoing since at least 1986. He recognizes that with the change in the Board, the change in the statute, the change in the JZO originally started out as three (3) year periods, then increased to six (6) year periods. Then at the last petition back in 2019, he believes there was some discussion about the potential for this to be a "lifetime" variance. And again, this is a restrictive variance in that it runs with the property owner and not with the land. So, it's not like an injunction that runs with the land, it runs with the ownership of the property, meaning the individual in this case, Mr. Pfladderer, if he were to pass away, whomever then would take possession of the property would then need to come back before this Board to petition again for a variance to allow continued placement of that home. Where this becomes a little bit more complicated is then that if it is inherited, or if it passes down through in estate succession, then the heir would take possession, need to file for the variance, and then upon sale, the purchaser would need to re-petition for a variance in their name, but according to Ashley and according to the Building Commissioner's Office, there are now fail-safes that are in place with regards to checking up on these variances to require a new property owner to resubmit a petition if it were to transfer ownership. So, they would ask that in this situation at the bare minimum, that the variance be granted for six (6) years and if it would be in the Board's discretion to grant this lifetime for Mr. Pfladderer, so he doesn't have to keep paying an attorney to come back and do the same thing every six (6) years. That's all he has.

Melissa Mischke stated Andrew, she is confused on if Mr. Pfladderer is staying in the mobile home or is he trying to assign this variance to someone else?

Andrew Voeltz stated no. No, he's sorry. He was speaking hypothetically. Mr. Pfladderer is the only occupant. He is the sole owner occupant of the residence.

Melissa Mischke stated just to be clear, should they prove this tonight, sale of the mobile home does not necessarily mean that they're going to get a variance, right.

Andrew Voeltz stated yes, it is completely up to the discretion of the Board as far as whether or not a new petition would be granted. Obviously, he thinks they all know kind of the history with regards to the rationale behind this Ordinance. It was to eliminate what was going on in the early 90s with haphazard placement of mobile homes on random properties. Whether they agree with that or not, that's far above his pay grade, but they play the rules as they sit.

No remonstrators present.

Eric Pointon made a motion to approve the Petition for Variance of Developmental Standards for Jerry Pfledderer represented by Andrew Voeltz of David Ambers & Associates, P.C. for lifetime occupancy of a mobile home. This property is located at 8581 S. 1010 W., Wanatah, IN., Clinton Twp., zoned R1B.

Jeff Baltes seconded.

All Approved. Motion carries 5-0.

2. Petition for Variance of Developmental Standards for George H & Marian H Batzel (Deceased) & Peggy L Ward for continued placement of a mobile home. Last variance approved August 16, 2022 for five (5) years. This property is located at 8451 N. 500 W., Michigan City, IN., Springfield Twp., zoned R1B on 9.83 acres. Parcel 46-02-20-300-004.000-062

Ashley Kazmucha stated notice is adequate.

Peggy Ward stated her address is 8451 N. 500 W., Michigan City, IN.

Melissa Mischke asked if Peggy currently lives in the mobile home.

Peggy Ward stated she does.

Melissa Mischke stated is there still a need for the mobile home? Is she assisting elderly family?

Peggy Ward stated her mom was in it for almost eighteen (18) years, but she passed away last March, but she was with her about the last four (4) years.

Melissa Mischke stated okay. She is still in it at the moment?

Peggy Ward stated she is. She's on Social Security. She can't build. She is worried that if she's not there, how will she be able to pay for an apartment or whatever. So, she is requesting a lifetime, if that is possible.

No remonstrators present.

Vern Schafer stated he believes this kind of follows the same pattern as the last one, as far as he is concerned.

Melissa Mischke stated sort of. The previous one (1), the resident is still living. The resident is deceased that they granted the variance to previously.

Vern Schafer stated so that is why they are back for a variance, correct.

Ernie Schmidt stated in his past job as past building inspector and stuff, they went out and would look at these different mobile homes through the years. This one (1) here, particularly, has always been kept up and never had a complaint or anything. It's always well done and I'd like to support this lifetime.

Melissa Mischke asked Ernie if he wants to say that in the form of a motion?

Ernie Schmidt stated they're doing discussion right now.

Melissa Mischke asked if he wants to do it in the form of a motion?

Ernie Schmidt made a motion to approve the Petition for Variance of Developmental Standards for George H & Marian H Batzel (Deceased) & Peggy L Ward for lifetime placement of a mobile home. This property is located at 8451 N. 500 W., Michigan City, IN., Springfield Twp., zoned R1B on 9.83 acres.

Eric Pointon seconded.

All Approved. Motion carries 5-0.

Peggy Ward stated she can't thank them enough.

3. Petition for Variance of Developmental Standards for Skyler A & Lauren A Rippe for temporary placement of an RV to live in while building a home. This property is located at 196 S 600 E., Mill Creek, IN., Pleasant Twp., zoned A on 5 acres. Parcel 46-11-01-200-026.000-057.

Ashley Kazmucha stated notice is adequate.

Skyler Rippe stated his address is 196 S. 600 E, Mill Creek, IN.

Melissa Mischke stated this is not the best drawing she has ever seen. It's not quite crayon, but she appreciates his effort. So, explain to her when does he think a good time frame is that he's going to build a house?

Skyler Rippe stated as soon as he gets approved to live there, then he can really start on it. Right now, he's just going there every night after work and he can only do two (2) hours worth of daylight work.

Melissa Mischke asked if the mobile home, or sorry, RV, is there now?

Skyler Rippe stated yes, it's there. His wife and he stay there on the weekends.

Melissa Mischke stated okay.

Skyler Rippe stated just on the weekends.

Melissa Mischke stated okay. So, what's the hold up? Is it a notification issue? He hasn't been notified that he's been approved for the build? What are they waiting on to get started?

Skyler Rippe stated nothing really like waiting on particular. Once they can live there then he could file for a topography if he didn't butcher that word. Then his wife will be there while he is at work because he works long hours so then they can tell him whenever.

Melissa Mischke stated so currently, he does reside elsewhere?

Skyler Rippe stated yes. He is staying with his parents and there's a lot going on there.

Melissa Mischke stated okay.

No remonstrators present.

Eric Pointon asked if he will be getting a septic right away then for the RV?

Skyler Rippe stated yes. He is hoping this weekend he can have the topography out there and then he could turn that in on Monday and then he can start on that on Monday.

Vern Schafer stated his RV right now, is it connected to septic and electricity?

Skyler Rippe stated it is not connected to septic. A friend of his has a port-a-potty company so if it does get full, he can just call him and he'd come and clean it out. It is connected to electric by solar. He also has three (3) generators out there too just in case the solar doesn't work because he is kind of unfamiliar with it.

Vern Schafer stated his feeling is that if they grant this variance, that they have to put a time limit on the building and the construction of the house. That's the only thing, so he is looking for a little guidance here on what kind of time limit they should look at here. He doesn't know if the other Board members have an idea about that.

Ernie Schmidt asked how long it will take to build his house.

Skyler Rippe stated he is doing everything himself so he would imagine three (3) years.

Ernie Schmidt stated three (3) years he wants to live in an RV.

Skyler Rippe stated sadly.

Melissa Mischke stated through the winter in northwest Indiana?

Skyler Rippe stated yes. He did last year. It was pretty rough.

Melissa Mischke stated okay.

Jeff Baltes stated he is at a loss with the time frame. That is a tough one (1).

Melissa Mischke stated she agrees and if she knows Doug, he will want them to nail down their time frame in their motion.

Vern Schafer stated the way that he would word this is that he would approve this motion, but he would want to see some construction starting within a year. So, that's the way he will word this motion.

Vern Schafer made a motion to approve the Petition for Variance of Developmental Standards for Skyler A & Lauren A Rippe for temporary placement of an RV to live in while building a home. Construction must start within twelve months. This property is located at 196 S 600 E., Mill Creek, IN., Pleasant Twp., zoned A on 5 acres.

Skyler Rippe stated that is no problem.

Eric Pointon asked if he is going no longer than three (3) years or what is he putting on it?

Vern Schafer stated once construction starts, he would go three years on the variance and he would have to come back for an additional variance if it wasn't done within three (3) years.

Melissa Mullins Mischke asked if that is four (4) years total or?

Vern Schafer stated no. That would be three (3) years total. One (1) year to start and two (2) more years on top of that. Three (3) years to build his house.

Melissa Mischke asked how that sounds, Skyler? Is that doable?

Skyler Rippe stated absolutely.

Vern Schafer amended his motion to approve the Petition for Variance of Developmental Standards for Skyler A & Lauren A Rippe for temporary placement of an RV for three (3) years to live in while building a home. Construction must start within one year. This property is located at 196 S 600 E., Mill Creek, IN., Pleasant Twp., zoned A on 5 acres.

Eric Pointon seconded.

Approved. Motion carries 3-2.

4. Petition for V Variance of Developmental Standards for Andrea Buttermore
for placement of a mobile home. This property is located at 6272 E. 50 N, Mill Creek,
IN., Wills Twp., zoned A on 13.865 total acres. Parcel 46-08-31-200-010.000-068.

Ashley Kazmucha stated notice is adequate.

Andrea Buttermore stated her address is 6272 E. 50 N., Mill Creek, IN.

Melissa Mischke asked if Andrea currently lives in the mobile home?

Andrea Buttermore stated no. She lives in her home on the property. Her daughter has six (6) children and two (2) of them are autistic. She needs help.

Melissa Mischke asked how long has she been at the mobile home?

Andrea Buttermore stated there is no mobile home there. She is asking to be allowed to put a mobile home there.

Melissa Mischke stated she is putting a new one (1) there. She apologizes. So, she is going to get a new one (1). Do they have one (1) picked out already?

Andrea Buttermore stated she has one (1). She is in a park right now which is not working out well with the kids.

Melissa Mischke stated she can understand that. What year is the mobile home?

Andrea Buttermore stated 95 she thinks or maybe 97. She doesn't remember what she was told.

Vern Schafer stated there is currently a home on the property and she is living there?

Andrea Buttermore stated yes. It's a barndominium.

Vern Schafer asked where on the property is she talking about locating the mobile home. Okay, he's sees it on the map.

Andrea Buttermore stated it would be the southwest corner of the property.

Melissa Mischke stated it shows on the property she will put a new well in for that one (1).

Andrea Buttermore stated yes. She's already done soil borings and everything just to try to get the process started and get the kids enrolled in school right away.

No remonstrators present.

Michael Polan stated Madam President, just a tidbit of information, that mobile home is currently located in Deerfield Estates which is under water issues and litigation from the State.

Melissa Mischke stated thank you. She thinks they need to take that into consideration. All those children. Will there be a house built in the future?

Andrea Buttermore stated she hopes so. She has six (6) kids and she's doing her best she can to help her out now so she would love for her to be there.

Melissa Mischke stated that's a lot of people in one (1) mobile home.

Andrea Buttermore stated right, but the kids are ranging in age from seventeen (17) down to five (5). If they can get them in school all day, she's working with her right now. She can't leave the kids, even though they're of age; she can't leave them alone. So, it makes it hard for her to work. Whereas if she's out there with her, they're in the middle of nowhere, what farm can they do? Where they are at now, they're not even allowed to ride bicycles. It's a nightmare out there. There's sewage and water issues.

Jeff Baltes stated the time frame would be the question. How many years or?

Melissa Mischke stated generally when they approve a mobile home it is so many years with the ability to renew. So, like two (2) years, four (4) years renewable or not. That's generally how they have done it in the past. This might be a first if they are going to move a mobile home out of a mobile home park. Usually, they want to go the other direction, but she thinks this is definitely a special case.

Jeff Baltes made a motion to approve the Petition for Variance of Developmental Standards for Andrea Buttermore for placement of a mobile home for four (4) years renewable. This property is located at 6272 E. 50 N, Mill Creek, IN., Wills Twp., zoned A on 13.865 total acres.

Vern Scahfer seconded.

Melissa Mischke stated she has a motion and a second for approval of the mobile home placement for four (4) years and she will come back to them in four (4) years for a renewal.

Andrea Buttermore stated thank you. That's fair. She appreciates it.

All Approved. Motion carries 5-0.

Melissa Mischke stated good luck.

Andrea Buttermore stated thank you so much.

5. Petition for Variance of Developmental Standards for Kyle & Alexandra Malone for construction of a second accessory shed with a side setback of 4' and a rear setback of 7' instead of the minimum required 10'. This property is located at 6821 W. Red Apple Dr., Michigan City, IN., Coolspring Twp., zoned R1B. Parcel 46-05-01-352-018.000-046.

Attorney Biege stated notice is adequate.

Kyle Malone stated his address is 6821 W. Red Apple Dr., Michigan City, IN.

Melissa Mischke asked what kind of structure is he planning on adding?

Kyle Malone stated it will be a fourteen-foot (14') wide by twenty-four-foot (24') deep shed.

Melissa Mischke asked if this is for his items or his wife's items.

Kyle Malone stated his.

Melissa Mischke asked if he is sure that it is big enough.

Kyle Malone stated yes.

Vern Schafer asked if it is pole construction or frame.

Kyle Malone stated it will be a frame. Just a standard wooden shed.

Vern Schafer asked if the floor would be concrete?

Kyle Malone stated he currently has crushed limestone and it will be a standard wood floor joists with plywood.

Vern Schafer stated it will be on a foundation with a wood floor, is that what he is saying?

Kyle Malone stated yes.

Vern Schafer stated he noticed the adjoining garage is seven feet (7') from the property line also.

Kyle Malone stated yes, that is correct.

Melissa Mischke asked if his request is just to line up with that current structure?

Kyle Malone stated the request is a variance for the property setback because he will be within ten feet (10') from the property line. So, the rear will be seven feet (7') to match up with the existing garage and then the side next to the property line will be four feet (4') and then in between the existing garage and the proposed shed will be five feet (5'). So, he will be within that ten-foot (10') setback on three (3) sides.

Melissa Mischke stated okay.

No remonstrators present.

Melissa Mischke stated she really likes his drawing. It's very nice, easy to see, and understand.

Kyle Malone stated thank you.

Melissa Mischke stated the requirement is ten feet (10') on the rear and ten feet (10') on the side so they are six feet (6') shy and three feet (3') shy. What does the Board think? Any questions?

Ernie Schmidt asked what is his thinking that he does not put the second building with the first building and he would have his setback on the east side.

Kyle Malone asked if he can explain? What does he mean put it with the first building?

Ernie Schmidt stated he has an existing garage twenty-four (24') by twenty (20') and he wants to build one (1) fourteen (14') by twenty-four (24'). Why does he need the distance between them? Why doesn't he make it all one (1) structure?

Melissa Mischke stated an addition to the existing structure.

Ernie Schmidt stated yes. Then he'd have his east setback that he needs.

Kyle Malone stated he didn't want to build it permanently attached just in case he ever decides to move, he can take his giant shed with him.

Melissa Mischke stated his wife's is the other garage, right? She is totally messing with him. She can appreciate a non-permanent structure.

Eric Pointon stated he is buying like one (1) of the Amish Structures is what he is doing.

Kyle Malone stated correct, exactly. He doesn't have the time or energy to build one (1).

Eric Pointon stated he understands.

Vern Schafer stated okay, so this is a pre-constructed, pre-fab shed. Is that correct?

Kyle Malone stated yes, correct.

Vern Schafer stated his concern is obviously is how it is going to set. It's going to set on crushed limestone?

Kyle Malone stated limestone, yes.

Vern Schafer asked if it will be anchored.

Kyle Malone stated yes, it will be anchored.

Melissa Mischke stated the Building Department would come out and inspect it should they approve the variance.

Vern Schafer stated a he-shed. Okay.

Melissa Mischke stated he just coined that for him.

Vern Schafer made a motion to approve the Petition for Variance of Developmental Standards for Kyle & Alexandra Malone for construction of a second accessory shed with a side setback of 4' and a rear setback of 7' instead of the minimum required 10'. This property is located at 6821 W. Red Apple Dr., Michigan City, IN., Coolspring Twp., zoned R1B.

Jeff Baltes seconded.

Approved. Motion carries 4-1.

Kyle Malone stated thank you.

Melissa Mischke stated to make sure he gets with the Building Department.

6. Petition for Variance of Use for Kevin Macias for operation of a youth sports wrestling club. This property is located at 8636 N. 900 E., New Carlisle, IN., Hudson Twp., zoned A on 3.82 acres. Parcel 46-04-21-200-009.000-050.

Ashley Kazmucha stated notice was sent out to all the adjoining parcels in LaPorte County. The one (1) across the line was missed. However, we did receive remonstrance from those people, so they were notified somehow and the letter proves that and they were the only additional person that would have needed to be notified. So, if they would like to proceed, it would be up to their discretion.

Jeff Baltes asked if that was a certified letter?

Melissa Mischke stated it was certified to the LaPorte County residents. So, the property in question is in St. Joe County and they did not get official notification, but they also sent in a letter of remonstrance, so one (1) can logically conclude that they did receive notification somehow.

Eric Pointon stated they can legally proceed?

Ashley Kazmucha stated they did receive notice because we have a letter of remonstrance from them, so they were informed somehow.

Melissa Mischke stated it is up to them if they want to hear the petition tonight, or do they want to have it readvertised.

Eric Pointon stated he'd hear it.

Ernie Schmidt stated he wants to hear it.

Vern Schafer stated yea, he guesses with the legalities he is not opposed, but he's not a lawyer. Where's Doug when they need him?

Melissa Mischke stated Doug called her and educated her on this one (1).

Vern Schafer stated he thinks they can proceed.

Kevin Macias stated his address is 6416 E. 350 N., Rolling Prairie, IN. He is the current property owner of the address petition for the variance. Chris Fleeger is with him. He is the one (1) who would be operating the Youth Sports Wrestling Club, and he would be purchasing the property and building the home. This is being done in a way that they thought was appropriate, unless it needs to be Chris's when he. . .

Melissa Mischke asked Chris to state his name and address for the record.

Chris Fleeger stated his address is 101 Lavender Ct., New Carlisle, IN.

Melissa Mischke stated okay. Give her the high-level version of what's going to happen there. Kevin's going to sell the property to him and he wants to put a training center on it and a home.

Chris Fleeger stated yes.

Melissa Mischke stated there's existing structures on it.

Chris Fleeger stated there are. There's a house and a barn that are pretty dilapidated. Currently, they are in the process of being torn down and cleared. They're not fixable. So, those are being torn down and cleared right now. If he gets the variance and can build the building, he's going to buy the land and build his house.

Melissa Mischke stated so, his purchase is all contingent on them tonight.

Chris Fleeger stated yes. He currently has the Midwest Regional Training Center he runs out of New Carlisle. It's at 233 East Michigan. It's a running business right now. They've just kind of outgrown that building and are looking to build something that suits their needs better.

Melissa Mischke stated they do have two (2) letters of remonstrance that are available in the Building Commissioner's Office if anyone is interested.

Remonstrators:

Brenda Guido stated her address is 8638 N 900 E., New Carlisle, IN. She is here today as the adjacent neighbor to respectfully express her strong opposition to the variance request for 8636 N. 900 E., which proposes to operate a youth sports wrestling club in a rural residential area. Her family and she have lived at this property since 2011. They chose this location specifically for the peace, quiet, and space that a rural residential area provides. A commercial youth sports facility, no matter how well-intentioned, would permanently alter that experience for them and their neighbors. First, let her say that she understands and supports youth programming. However, this is simply not the appropriate location for this type of operation. Her primary concern is traffic and safety. North 900 E. is a narrow rural road, not built for the repeated in and outflow of vehicles associated with practices, drop-offs, and possible events. Increased traffic

poses a danger to residents, including children and pets, and it creates new risk for collisions and road degradation. Even if only a few dozen people attend at a time, the repeated traffic adds up and affects their daily peace and safety. This goes directly against the BZA's requirement that a variance should not be injurious to public safety, if found. Another major issue is noise and disruption. Even if the activities are inside, there's always outdoor noise. Cars pulling in and out, people talking in the lot, kids running around, congregation. This is a quiet, peaceful residential area, and this kind of use will change that for the worst. There are also infrastructure concerns. There's no submitted, at least for her, there's no submitted plan for parking, lighting, or septic. At their discretion, there might be. Will there be flood lights at night? Overflow parking onto other properties? Who will enforce compliance if these issues arise? If these issues are going to be addressed later, she believes the public deserves answers before such variance is granted. Introducing a commercial recreational facility sets a dangerous precedent. It compromises the integrity of zoning in their area and can have a negative impact on home values. If this variance is approved, what stops the next one (1)? Another business, a larger operation, or resale to someone with a completely different use? There are better, more logical locations for a youth sports club. As they mentioned, the Town of New Carlisle has the space, zoning, and infrastructure that supports such programs like this, as it already exists already in the town of New Carlisle. Choosing a location like that, already zoned and prepared, avoids disrupting rural residential communities like theirs. Rolling Prairie also has community facilities that are more appropriate for this kind of development. This use simply doesn't belong on a quiet road surrounded by private homes and open farmland. For all these reasons, traffic noise, zoning precedent, infrastructure, and incompatible land use she respectfully asks them to deny this request. If the board is still considering approval, she asks that it includes strict limitations, community review, and enforceable conditions to protect neighboring residents like herself. Thank you for their time and for listening to the concerns of the most directly impacted by this proposal.

Melissa Mischke stated thank you. She just wants to make a statement and then they'll keep going. So, the entire purpose of this Board is to make exceptions. So, she's not sure where else kids are supposed to go in New Carlisle to experience this kind of facility. She is familiar with the baseball facility by Olive Township Elementary School and the library. So, if Chris would like to come back up, maybe they can share his drawing with the ladies because it does show a parking lot, approximate size, and location. They're going to talk about lighting and different things like that here in a moment, but maybe some of her concerns will be put to rest with sharing some information with her. So, she will give Brenda her drawing and does he mind if she shares his narrative information as well. Brenda, if she'd like to come up, she would be happy to provide this to her. Okay. So, he mentioned that your existing facility, they're exceeding its space. How far is it from that location to this one (1)?

Chris Fleegeer stated three to four (3 – 4) miles maybe. It's relatively close.

Melissa Mischke asked how many kids are enrolled or come on a daily average.

Chris Fleegeer stated their daily average on each practice is about thirty-five (35) ish.

Melissa Mischke stated thirty-five (35) children?

Chris Fleeger stated yes. It is growing, so this fall they are anticipating this fall will be forty to forty-five (40 – 45) so they are really going to have to start limiting the numbers of those kids. They are really at capacity right now.

Eric Pointon asked if that is at one (1) time or is that staggered?

Chris Fleeger stated one (1) time.

Jeff Baltes asked how many practices a day?

Chris Fleeger stated two (2). Right now, they have two (2) practices. It's about thirty-five (35) and then they leave and then thirty-five (35) approximately. Some days might be thirty-one (31), some might be thirty-six (36).

Melissa Mischke stated sure. What time of day do these two (2) practices generally take place.

Chris Fleeger stated evening. Right now, it is 5:00 p.m. to 6:45 p.m. EST and then 7:00 p.m. to 8:45 p.m. EST is their current schedule.

Melissa Mischke asked if people have a tendency to hang out in the parking lot after practice?

Chris Fleeger stated no, everything is kept indoors. They are right next to a house in New Carlisle. He thinks that they have a really respectful community kind of driven group. It's pretty quiet, respectful. He doesn't think there's any tailgating or anything like that going on. The parents might come inside and watch their kids or something like that, but they're not, you know.

Melissa Mischke asked how old are the kids?

Chris Fleeger stated anywhere from kindergarten to twelfth (12th) grade.

Melissa Mischke stated okay. Do they get a little rowdy in there? I mean, they're not having boxing lessons. They're having wrestling lessons.

Chris Fleeger stated it's not rowdy.

Vern Schafer asked if there are any other events that occur other than just their practices.

Chris Fleeger stated no, not really. Right now, his current building, a guy about a year ago is running a Brazilian jujitsu out of it. He does that usually on Saturday/Sundays in the morning, but that, he would hopefully buy his building. He does not want to take him with him. They're both kind of, he needs his space, he needs mine. They would just keep it wrestling. What they do is very specific.

Melissa Mischke stated so they're going to break up?

Chris Fleeger stated what they do is very specific. It takes a lot of mat space, which is not easy. It's not like they can roll out gym mats anywhere. It takes a lot of space for not a lot of kids. That's why their building needs to be pretty big. It's a lot of mat space.

Melissa Mischke asked how many cars does he anticipate he can accommodate in the parking location that he provided?

Chris Fleeger stated right now, he thinks that was sixty (60) some, sixty-four (64) spots he thinks is what it was; what he drew out there. Since they submitted those plans, they have started working with Mitch Feikes Builders, so they're giving them a lot more detailed plan. He was going to be here today, his son Will was going to be here today, but he got sick. But that's who they've kind of taken on to give more detailed and make sure that the septic is big enough for how many showers they want and it's in the right location and they have enough parking spaces and everything like that.

Eric Pointon stated they're not planning on having any tournaments or anything. It's all just for training.

Chris Fleeger stated yes, just for training. No tournaments.

Vern Schafer stated he does notice by his drawing that they're showing that he has a facility, a parking lot, and a house behind. Is that an existing house or is that one he is planning to build?

Chris Fleeger stated no, that would become his permanent residence. The plan would be to move my permanent residence out there. He lives in New Carlisle and he would ideally like to move out by his facility.

Vern Schafer asked how does that fit into the planning of things when he puts a home behind a facility like this?

Ashley Kazmucha stated a residence is permitted in that zoning by right. So, if he wanted to do the business, all he has to do is get a use variance from you guys. He can have the house.

Eric Pointon stated he will speak his knowledge of youth wrestling. Chris coached his daughter this past year. Wrestling is a very growing sport. The high school, this was their first all-girls wrestling team, so that's why Riley wanted to wrestle again because it was all girls and she didn't have to wrestle boys. So, he knows that is a very, not upcoming, but a growing sport.

Chris Fleeger stated it's getting really big in the area.

Jeff Baltes stated his only other thing is this is a pretty big facility he is presenting and for it not to grow into potential tournaments or other things to help financially support it going forward. He sees potential other things happening there.

Chris Fleeger stated it will not be set up for a tournament or anything like that. So, the setup is it is one hundred and thirty feet (130') by forty-five (45') of mat space alone. That's just for

practice. He wouldn't be set for a tournament and then they're going to have about equal size for weight room, a recovery room for their kids. They try to keep everything in house from wrestling mindset to everything just for their wrestlers. So, this is not going to be a public gym for people to come in and use the gym. This is not set up for a tournament. This is just for their wrestlers.

Jeff Baltes stated he fully supports what he's doing; he thinks it's phenomenal. Location, he's a little off on the location being that far out. He's a few miles out into the country.

Chris Fleeger stated they're not a foot traffic business. People don't walk by and want to try wrestling. They get their clientele other ways.

Eric Pointon stated he feels like it's probably hard to get that much parking downtown.

Chris Fleeger stated oh yeah.

Melissa Mischke asked what kind of hours of operation are they looking at.

Chris Fleeger stated if they're able to, to expand this, they have worked with New Prairie School System. So, they are doing a hybrid. He won't get into the details of that, but they will have some morning practices and as well as the evening practices. So, people will filter in and out of there all day.

Melissa Mischke asked starting at?

Chris Fleeger stated 8 a.m. approximately. It might be 7:45 a.m. – 8 a.m.

Melissa Mischke asked until 9 p.m.? What time?

Chris Fleeger stated 8:45 p.m.

Melissa Mischke asked if that is Eastern time?

Chris Fleeger stated Eastern time zone, yes.

Melissa Michke stated so 8 a.m. to 8 p.m., let's say 8 a.m. to 9 p.m. Eastern time.

Chris Fleeger stated yes, Eastern time.

Melissa Mischke asked if that is only during the work week Monday through Friday or is that?

Chris Fleeger stated yes. They might have weekend practices every now and then, but typically it will be mostly during the week.

Melissa Mischke stated if he is interested in having those hours, he wants to have them now.

Chris Fleeger stated yes.

Melissa Mischke stated so 8 a.m. to 9 p.m. seven days a week?

Chris Fleeger stated yes.

Melissa Mischke asked if he will have a sign on his business?

Chris Fleeger stated they will just have one (1) sign out front.

Melissa Mischke asked how big will it be?

Chris Fleeger stated he thinks what they were kind of envisioning is on the building and they're working with the builder right now, but the vision they have is it being the front of the building looking like an old red Indiana barn like they would see with the State of Indiana and kind of their logo in that up on the building.

Melissa Mischke asked if it will be lit.

Chris Fleeger stated probably not.

Melissa Mischke asked what about parking area lighting?

Chris Fleeger stated in the plans, they had talked about just having the building lights be enough for that so they would not have flood lights or anything like that.

Vern Schafer stated he knows he doesn't want to be disruptive to the neighborhood but, obviously a well-lit parking lot is probably better just to make sure that there's nothing going on there in the dark.

Melissa Mischke stated safer.

Chris Fleeger stated yes.

Jeff Baltes stated that's a fine line to the neighbors.

Vern Schafer stated right.

Melissa Mischke asked if he is fencing the property? Not fencing? Is there going to be any control, she's just curious, it's not a requirement.

Chris Fleeger stated there are no plans to fence.

Melissa Mischke stated okay.

Eric Pointon made a motion to approve the Petition for Variance of Use for Kevin Macias for operation of a youth sports wrestling club. This property is located at 8636 N. 900 E., New Carlisle, IN., Hudson Twp., zoned A on 3.82 acres.

Melissa Mischke asked if they want to include the seven days a week, 8 a.m. to 9 p.m. Eastern?

Eric Pointon stated he has it in his plan, but he has it 8 a.m. to 8 p.m.

Melissa Mischke asked if they are going to make it 8 a.m. to 8 p.m. to 8 a.m. to 9 p.m.

Eric Pointon stated it says Monday through Sunday.

Melissa Mischke stated it has to be in the motion.

Chris Fleeger asked if they can make it 8 a.m. to 9 p.m.?

Eric Pointon asked if they can put it in Central time since they live on Central time.

Chris Fleeger stated yes, that's fine. 8 a.m. to 8 p.m. Central time.

Eric Pointon asked 8 a.m. or 7 a.m.?

Chris Fleeger stated 7 a.m.

Eric Point stated 7 a.m. to 8 p.m. Central time.

Chris Fleeger stated he can never do that.

Eric Pointon stated Monday through Sunday is already in the plan. It's all inside.

Melissa Mischke stated okay.

Jeff Baltes asked if he can add something potentially?

Eric Pointon stated absolutely.

Jeff Baltes stated with the parking lot lighting being talked and the neighbors beside, would there be any kind of, if they required trees of some sort to block lighting to, so it didn't affect them?

Melissa Mischke stated they can require that in the motion.

Jeff Baltes stated that would be something. . .

Eric Pointon stated like a row of arbor vitae's along the property line.

Chris Fleeger stated he wouldn't see anything wrong with that.

Michael Polan stated Madam President, he would just add that in their code book it requires the lighting be faced down so it doesn't shine into the neighbors.

Jeff Baltes stated if it's lighting on a building, it's going to be facing out. That's how building lighting is.

Michael Polan stated exactly. He thinks the arbor vitae's covers that and any additional light.

Melissa Mischke stated she has to call the order; they're in the middle of a motion.

Eric Pointon stated he will stick with adding the arbor vitae's. It also provides privacy to the neighbors.

Eric Pointon amended his motion to approve Petition for Variance of Use for Kevin Macias for operation of a youth sports wrestling club. Hours of Operation are 7 a.m. to 8 p.m. CST Monday-Sunday. Arbor Vitae's must be installed along the north property line. This property is located at 8636 N. 900 E., New Carlisle, IN., Hudson Twp., zoned A on 3.82 acres.

Jeff Baltes seconded.

Melissa Mischke asked if they need any clarification. Is he comfortable with the vegetation?

Chris Fleeger stated yes.

Melissa Mishke stated okay.

Vern Schafer asked if they need to discuss this lighting thing. Does that have to be added to the motion also because they really don't do. . . They haven't discussed that or they haven't put it into the form of the motion have they for lighting?

Melissa Mischke stated she's not certain that they can dictate the lighting on this. Correct her if she is wrong Mike.

Michael Polan stated they have lighting requirements in Section 17.04.

Vern Schafer stated okay. So, it's there.

Melissa Mischke stated they will have to meet those requirements when they apply for their permits.

Jeff Baltes stated perfect.

Approved. Motion carries 3-2

Melissa Mischke stated good luck.

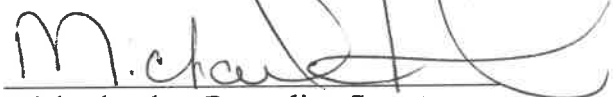
Chris Fleeger stated he appreciates it.

Melissa Mischke asked if there is any further business before the Board.

There being no further business, meeting adjourned at 6:45 p.m.



Melissa Mullins Mischke, President



Michael Polan, Recording Secretary