

LA PORTE

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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, April 21st, 2026 at 6:00 p.m. La Porte County Complex

AGENDA

1. Roll Call
2. Approval of Minutes: February 17, 2026.
3. Petition (s):

- 1. Petition to Rescind Use Variance and Appeal of Enforcement Decision by The Legacy Corporation and Legacy Lane, LLC**, asking the BZA to rescind a USE Variance granted on August 19, 2025 in favor of Premier Real Estate Development, LLC, RJs Boosted Performance LLC, and T K Repair LLC (collectively “Respondents”) on Real Estate located at 305 W Johnson Road, LaPorte, IN 46350, Center Township, zoned R1B, total 1.068 acres. Parcel 46-06-21-277-012.000-042 (.738 ac) and Parcel 46-06-21-277-021.000-042 (.33 ac)

TABLED FROM FEBRUARY 17TH, 2026

- 2. Petition for Special Exception for Yellowstone Solar Project, LLC represented by counsel Christopher L. Willoughby** for construction and operation of a commercial, large-scale ground-mounted solar energy system (SES). This property is located on or near the West side of S SR 104 (with portions of three (3) parcels situated along the East side of S SR 104, North and South of E 750 S and along the railway to the East) and between S SR 104 to the East, E Kankakee Road to the South, and S 775 E to the East, with two (2) additional parcels situated on the South side of E Kankakee Road approximately half way between S 775 E to the West and S SR104 to the East in, Johnson Township, LaPorte County, Indiana. Zoned Agriculture and approximately 626.85 acres. Parcel 46-16-08-400-006.000-051, Parcel 46-16-09-300-001.000-051, Parcel 46-16-09-300-002.000-051, Parcel 46-16-16-100-001.000-051, Parcel 46-16-16-100-002.000-051, Parcel 46-16-04-300-004.000-051, Parcel 46-16-09-100-002.000-051 and 46-16-09-200-001.000-051, Parcel 46-16-09-300-003.000-051 and Parcel 46-16-09-400-002.000-051.

TABLED UNTIL APRIL 21ST, 2026

- 3. Petition for Variance of Developmental Standards for Timothy and Kathryn Kawacin** for construction of a detached garage four (4) feet from the side property instead of the minimum required ten (10)’ feet. New Garage size 19’5” x 35’9”. This property is located at 120 Judson Road, LaPorte, IN, Center Twp, zoned R1B and Parcel 46-06-22-305-021.000-042.

TABLED FROM FEBRUARY 17TH, 2026

4. **Petition for Special Exception for Stephen Valich** to keep two (2) horses on less than three (3) acres. The property is located at 4952 S Range, Road, LaPorte, IN, Zoned R1B on 2.319 acres. Parcel 46-10-25-426-002.000-066. **POSTPONED FROM MARCH 21ST**
5. **Petition for Variance of Developmental Standards for Brett Waldo** for placement of an enclosed 60' x 30' carport and no more than six (6) shipping containers. Access by legal easement, no road frontage. The property is located at 7808 S 1st Line Road, LaPorte, IN, in Washington Township, (KIP) zoned M2 on 18.227. Parcel 46-15-08-200-007.000-066 **POSTPONED FROM MARCH 21ST**
6. **Petition for Variance of Developmental Standards for Daniel J and Lana Ford** for construction of a shed eight (8) feet from the side and rear property lines instead of the minimum ten (10) feet required. The property is located at 2976 N Horseshoe Bend, LaPorte, IN, in Center Township, zoned R1B. Parcel 46-06-23-127-003.000-042 **POSTPONED FROM MARCH 21ST**
7. **Petition for Variance of Developmental Standards for Jean Coulter (seller) and Dana Miller (buyer)** for constructing a home and barn on a one (1) acre lot with no road frontage. Access to lot will be from Granite Drive and not part of the subdivision. The property is located next to or East of 9441 W Granite Drive, Westville in New Durham Township, zoned A on 62.177 acres. Parcel 46-09-28-200-003.000-027 **POSTPONED FROM MARCH 21ST**
8. **Petition for Variance of Use and Developmental Standards for Steven Hardwicke and Yvette Hardwicke (deceased) (seller) and Nicholas Gragido (buyer)** constructing a pole barn without a residence and operating a landscaping/lawn care business. Property will be cleaned up as well as the buildings will be demolished prior to construction. The property is located at 3026 W Small Road, LaPorte, IN in Center Township zoned R1B. Parcel 46-06-33-477-008.000-042 **POSTPONED FROM MARCH 21ST**
9. **Petition for Variance of Developmental Standards for Gregory Amor** to keep three (3) shipping containers for storage. This property is located at 2125 E 1000 N, LaPorte, IN in Galena Township Zoned Ag. Parcel 46-03-09-300-020.000-048.
10. **Petition for Variance of Developmental Standards for Manuel and Hortencia Eudave** for construction of a second residence and keep the existing home as a guest house. The property is located at 1097 W 1000 N, LaPorte, IN in Springfield Township Zoned Ag on 21.017 acres. Parcel 46-02-11-400-025.000-062
11. **Petition for Variance of Developmental Standards for Ray (deceased) and Joanne Irons** for installing an interior lot line making two lots out of 312 Island Drive, LaPorte. The interior lot line will be ten (10) feet from the existing garage. The new structure will be ten (10) feet from the rear lot line instead of the required minimum twenty-five (25) and twenty (20) feet from the front property line instead of the required twenty-five (25) feet. The home will be a two (2) story with the garage and storage on the ground level and the living space on the second (2nd) floor instead of any living space on the first floor. The property is located at 312 Island Drive, LaPorte in Center Township Zoned R1B. Parcel 46-06-27-303-009.000-042

- 12. Petition for Variance of Developmental Standards for Harry Steinhagen** to split a two (2) acre parcel. The house will be split off of 3782 W US 20 and be a .6 acre less than the minimum requirement of one (1) acre. The rest of the two (2) acres will be added to 3792 W US 20, LaPorte, properties located in Springfield Township Zoned R1B Parcels 46-06-04-154-002.000-062 and 46-06-04-154-004.000-062

- 13. Petition for Variance of Developmental Standards for Emory Investments** to create two (2) parcels out of twenty-nine (29) acres. The first parcel will be +/- 16.05 acres and 70.34 feet of road frontage instead of the minimum required 200 feet. Parcel two will be +/- 14.42 acres with 200 feet of road frontage. The property is located at 3522 S St Rd 104, LaPorte, IN in Pleasant Township Zoned M1 on 29 acres. Parcel 46-11-23-476-004.000-057

- 14. Petition for Variance of Developmental Standards for Robert and Connie Denecho** for construction of a 2nd dwelling to care for elderly parents. The home will be no more than 2000 feet rather than the maximum size of 800 feet. The property is located at 952 N 1150 W, Michigan City in Coolspring Township Zoned Ag on 10 acres. Parcel 46-05-31-100-005.000-046

- 15. Petition for Variance of Developmental Standards for Aaron Johnson and Megan Johnson** to construct a two (2) story with a garage on the 1st floor and living quarters on the 2nd floor and a one (1) story garage. The front lot setback of ten (10) feet from twenty-five (25) feet. Rear lot deviation from waterway setback of twelve (12) feet. The property located 100 yards east of the intersection of Oak Drive and Island Drive, LaPorte. Center Township Zoned R1B Parcels 46-06-27-326-003.000-042 and 46-06-27-326-002.000-042

4. New Business
5. Adjournment