

BOARD OF ZONING APPEALS
April 25, 2022
MEETING

ROLL CALL

The meeting was called to order at 7:00 p.m. and the assemblage was invited to stand and recite the Pledge of Allegiance.

Members Present:

Chairman Nick Nochevich, Dick Sauerman, Daniel Rohaley

Members Absent: Vice Chairman Jeremy Taylor, John Marshall

Staff Present:

Commission Attorney Joe Irak, Executive Secretary Anthony Schlueter, Recording Secretary Jenni Pause, Media Manager Mary Freda

Chairman Nick Nochevich advised the petitioners that there are only 3 board members present and they would be allowed to defer to the next meeting if they so choose.

APPROVAL OF MINUTES

Chairman Nick Nochevich asked if there are any corrections, deletions, or modifications to the March 28, 2022 meeting minutes. Daniel Rohaley motioned to approve minutes as presented. Dick Sauerman seconded the motion. With 3 Ayes, 0 Nays, and 0 Abstentions, the minutes were approved.

OLD BUSINESS

None

NEW BUSINESS

22-06 Geminus Head Start, Petitioner/The Arc of NWI, Owner

Request: Special Use Daycare

Purpose: Geminus Head Start – Early Education & Day Care

Location: 72150 W. 125th Avenue

Penny Adams, General Services Manager with Geminus Corporation, 8400 Louisiana St., Merrillville, IN , came before the Board and provided a brief overview of the petition. Adams stated the age of the children for this program would range from 3-5. Adams stated they would house two classrooms at the proposed facility and each classroom would have approximately 18 children. Adams stated part of their process would be licensing it with the state of Indiana. Adams detailed how the program works.

Executive Secretary Anthony Schlueter reported on the location, surrounding properties, building size, parking and lot, ingress/egress. Schlueter reported the site does meet with the Fire Dept. code requirements.

Schlueter reported on Geminus. Schlueter reported on the number of classrooms and children. Schlueter reported on the hours of operation.

Rohaley asked if there will be busses bringing children to and from. Adams stated the parents are responsible for bringing and picking up the children. Rohaley asked Adams to verify the operation hours. Adams stated the children arrive around 7:45am and school conclude right around 2:30-2:45pm. Adams stated the other hours are for staff. Rohaley asked if they have to buildout the building. Adams stated the building was already perfect for them and does not need to be buildout. Rohaley asked if the licensing through the state had already been approved. Adams stated it is in the process but one of the requirements is having an operating license with the city they reside in.

Sauerman asked what the length of the lease is. Adams stated currently they have a 5-year lease. Sauerman asked Adams to explain the economics. Adams stated head start is a federally ran program through the office of head start. Sauerman asked if there is a chance of an expansion. Adams stated they will have to wait and see.

Nochevich opened the public portion of the meeting.

With no public coming forward, Nochevich closed the public portion of the meeting.

Nochevich entertained a motion. Rohaley motioned to send a Favorable Recommendation to the City Council for Petition #22-06. Sauerman seconded the motion. Attorney Irak asked if the motion would include the obtaining of all necessary state permits to operate the business. Rohaley amended his motion and stated it would be subject to securing the license and stated & federal permits necessary to operate the business. Sauerman seconded the amended motion. With a roll call vote of 3 Ayes, 0 Nays, and 0 Abstentions Petition #22-06 received a Favorable Recommendation.

MISCELLANEOUS AND PUBLIC COMMENT

No Public

No Misc.

ADJOURNMENT

At 7:15 pm, Nochevich entertained a motion to adjourn. Sauerman motioned to adjourn; motion was seconded by Rohaley.

ATTESTMENT OF MEETING MINUTES.

The above minutes were approved and adopted by majority on the _____ day of _____ 2022.

Nick Nochevich, Chairman

Anthony Schlueter, Executive Secretary