

BOARD OF ZONING APPEALS
August 22, 2022
MEETING

ROLL CALL

The meeting was called to order at 7:34 p.m. and the assemblage was invited to stand and recite the Pledge of Allegiance.

Members Present:

Chairman Nick Nochevich, Vice Chairman Jeremy Taylor, John Marshall, Daniel Rohaley, Dick Sauerman

Members Absent: None

Staff Present:

Commission Attorney Joe Irak, Executive Secretary Anthony Schlueter, Assistant Planner Josh Watson, Media Manager Mary Freda

APPROVAL OF MINUTES

Chairman Nick Nochevich asked if there are any corrections, deletions, or modifications to the July 25, 2022 meeting minutes. John Marshall motioned to approve minutes as presented. Nick Nochevich seconded the motion. With 5 Ayes, 0 Nays, and 0 Abstentions, the minutes were approved.

OLD BUSINESS

22-22 Jonathan Vargas, Petitioner/North Court, LLC, Owner

Request: Variance of Use

Purpose: Automotive Detailing Business

Location: 12 North West Street

Matt Dorn 9190 Doubletree Drive came before the Board and provided an overview of the petition. Dorn introduced Jonathan Vargas, 11109 Vermont Circle Drive, who will be the owner/operated of the auto detailing business proposed for this location. Vargas stated he works at Lexus in Merrillville, and they are finding they have nowhere to send their trade-ins for detailing so they want to open up once at this location. Vargas stated they are proposing to clean 2-3 vehicles per day. Dorn stated the detailing will be done strictly by appointment only, there will be no drive-up customers. Dorn stated they will be fixing up the back building as part of the remodel of their properties.

Executive Secretary Anthony Schlueter reported the petitioner is requesting a Variance of Use to operate an automotive detailing business known as ARV Elite Detailing, in a B-1 Business District located at 12 North West Street. Schlueter reported the petitioner will be detailing 5 to 7 cars on average per day, from a local dealership, by appointment only. Schlueter reported the business will not be accepting any commercial business. Schlueter reported all work will be conducted within a seven bay garage at the location and the hours of operation will be 8 AM to 4 PM Monday thru

Friday. Schlueter reported no letters of remonstrations or support have been received, all notices have been properly sent out by Certified Mail and the notice has been published in the newspaper.

Daniel Rohaley asked how many employees they have. Vargas stated at this time he has no employees but plans to have maybe 2-3 employees. Rohaley asked Vargas to verify that the operating hours are 8am-4pm. Vargas confirmed.

Dick Sauerman asked Dorn to verify that he owns the property and will be leasing the property to Vargas. Dorn confirmed he owns the property and will be leasing the back garage to Vargas. Dorn explained he will be the owner/operator of the Old Registry building and will be redoing the parking lot to accommodate the employee parking and this business. Sauerman asked Vargas to verify that he is a current employee of Lexus. Vargas confirmed. Vargas stated Lexus outsources all its detailing on trade-ins and he saw this opportunity and decided to take advantage of it. Sauerman asked Vargas if he is going to market to other dealerships. Vargas stated he does not plan to.

Marshall asked if the Eagles has an issue with this petition. Dorn stated the Eagles thought this was going to be an oil change place. Marshall asked how many parking spots there are in the rear parking lot. Dorn stated he thinks he has about 15 spots. Marshall asked where the overflow from this business will park. Dorn stated the garage has room for 7 vehicles. Marshall stated he does not have any issues with this as long as everyone is a good neighbor.

Jeremy Taylor stated he is all for getting that area back there cleaned up. Taylor stated he has an issue with the lot still being a gravel lot which is against the city ordinance. Taylor asked if it is in the plans to get that redone. Dorn confirmed they plan to redo that parking lot. Taylor asked if they knew when they would get that done. Dorn stated they are trying to get the external remodel done first. Dorn stated it would be in phase 2 or 3. Taylor asked if the back of the building will be remodeled. Dorn stated they are working with PBS and he believes they are looking to paint the back of the building and redoing the back entrance of the restaurant.

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 # 22-22. Sauerman seconded the motion. With a roll call vote of 5 Ayes, 0 Nays, and 0 Abstentions Petition #22-22 received a favorable recommendation.

Nochevich reminded the petitioner to be at the City Council meeting on September 6 at 6:00pm.

NEW BUSINESS

22-23 Crown Point Community School Corporation, Petitioner/Owner

Request: Variance from Development Standards

Purpose: Front Setback Encroachment with parking lot

Location: 1450 South Main Street

Matt Mihalik, Niece Engineering, came before the Board as a representative of the Crown Pointy School Corporation and provided an overview of the petition. Mihalik stated the variance is for the parking lot only not the building additions. Mihalik detailed the proposed changes to the site plan that will include rerouting sidewalks and drainage.

Schlueter reported the petitioner is requesting a variance from development standards to encroach the setbacks with the parking lot, for improvements and additions to Eisenhower Elementary. Schlueter reported these improvements include building additions and replacing the existing concrete walkway with a fire lane, as well as upgrading drainage and a parking lot expansion. Schlueter reported the front parking lot shows an expanded layout, adding 18 additional parking spaces and extending the lanes for student pick-up & drop off on the west side. Schlueter reported two building additions will be added to the Southwest and Southeast corners of the current structure and the current 20' sidewalk/fire lane will be relocated to give access around the building. Schlueter reported these improvements will allow for a safer, more controlled parent/student pickup and drop off along with improving the fire safety of the property. Schlueter reported the expansion will encroach by 10 ft into the South setback along Burrell Drive and 15 ft into the West side setback, which keeps in line with the existing parking lot. Schlueter reported Staff does not see a sight line issue with this encroachment and the plan will improve traffic flow to a busy intersection during school pickup and drop off time. Schlueter recommended approval of the petition.

Rohaley asked Schlueter to verify that this will be looked at by the Tree Board. Schlueter confirmed.

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. Taylor motioned to approve Petition # 22-23. Marshall seconded the motion. With a roll call vote of 5 Ayes, 0 Nays, and 0 Abstentions Petition #22-23 was approved.

MISCELLANEOUS AND PUBLIC COMMENT

Someone on Facebook asked what meeting this is. Mary Freda responded it is the Board of Zoning Appeals meeting.

Nochevich congratulated Schlueter on his new position. Schlueter stated they are currently looking for a replacement for him.

ADJOURNMENT

At 7:56 pm, Nochevich entertained a motion to adjourn. Sauerma 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