

AGENDA

MONDAY – FEBRUARY 26, 2024 – 6:30 PM

City Hall Council Chambers – 6070 Central Avenue - Portage, IN 46368

CALL TO ORDER

ROLL CALL & DETERMINATION OF QUORUM

APPROVAL OF MINUTES – JANUARY 22, 2024

REPORT OF OFFICERS AND COMMITTEES

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

APPOINTMENT OF EXECUTIVE SECRETARY AND LEGAL COUNSEL

OLD BUSINESS:

UV-02-23: Goce Naumoski c/o Alex Kutanovski with Kutanovski Law Offices, 1504 North Main Street, Crown Point, Indiana, requesting a Use Variance from Chapter 90, Article 3, Section 3.41, BP (Business Park), to allow a Truck Terminal Facility at 5380 Melton Road. (Review of improvements to the property per the Boards request at the November 27, 2023, Board of Zoning Appeals Meeting.)

UV-10-23: Nathan Moore, 534 E. 37th Avenue, Lot 409, Hobart, Indiana, requesting a Use Variance from Chapter 90, Article 3, Division 16, NC District, Neighborhood Commercial, Section 90-3.31, Permitted Uses to allow a Tattoo Parlor at 5987 McCasland Avenue.

V-08-23: Phillip C. Pokorney, 2884 & 2886 Edgewood Street, Portage, requesting a Variance from Chapter 90, Article 6, Development Standards, Section 90-6.16, (I) to allow a Steel Shipping Container as an Accessory Structure and Section 90-6.17, (A) to exceed the number of allowable enclosed accessory structures in an R4 Zoning District at 2884 & 2886 Edgewood Street.

NEW BUSINESS: PUBLIC HEARING

V-01-24: Kaplan Trucking Company c/o Lynn Goetz, The Ross Group, 5901 Carlson Avenue, Portage, requesting Variances from Developmental Standards - Variance #1) from Chapter 90, Article 6, Development Standards, Section 90-6.22 Entrance/Drive Standards Subsection (B) to exceed the allowable width of entrance drives from 34 feet to 42 feet wide on an Arterial/Collector Street, Variances #2) and #3) from Section 90-6.27, Subsection (A) Parking Lot Design (1) and (2) parking lot encroaching into minimum yard setback and that large expanses of parking lots should be broken up with landscape divider medians, Variance #4) Section 90-

6.27 Parking Standards - All Parking Lots (D) Landscape areas shall be at least (20) feet in width at 5500 Melton Road.

UV-01-24: Living Hope Church, c/o Michael Tasmussen, Treasurer, 320 Fairfield Drive, Crown Point, Indiana requesting a Use Variance to allow a Child Care Center at the Living Hope Church located in the IS (Institutional Use) Zoning District at 2386 Willowcreek Road.

Any other matters that may come before the Board of Zoning Appeals