



## AGENDA

MONDAY – OCTOBER 28, 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 – SEPTEMBER 23, 2024

### REPORT OF OFFICERS AND COMMITTEES

### NEW BUSINESS: PUBLIC HEARING

**V-15-24:** Ron Button, 5171 Central Avenue, requesting Variances from Chapter 90, Division 5, Article III, Section 90-3.10, R3 District, Development Standard Basics, Structure Standards, exceeding the maximum height allowed for an accessory structure, Article VI, Development Standards, Section 90-6.16 (I) Architecturally compatible with primary structure, Article VI, Development Standards, Section 90-6.17 (B) to exceed the 840 cumulative square footage of all enclosed accessory structures by 360 square feet at 5171 Central Avenue.

**V-16-24:** Lawrence Pasciak, 6416 157th Street, Oak Forest, Illinois, requesting Variances from Chapter 90, Article VI, Development Standards, Section 90-6.16 (E) and (I) an accessory structure cannot be located on a lot prior to the primary structure and the accessory structure shall be architecturally compatible with the primary structure, Section 90-6.17 (B) to exceed the 840 cumulative square footage of all enclosed accessory structures by 431 square feet, and Section 90-6.22 Entrance/Drive Standards (B) maximum width of 28 feet for Single Family Residential land uses on a local street at 5748 Lute Road.

**V-17-24:** Amanda McKenzie, 5817 Sloan Avenue, requesting Variances from Chapter 90, Article VI, Development Standards, Section 90-6.17 (B) to exceed the 840 cumulative square footage of all enclosed accessory structures by 96 square foot, Section 90-6.24 (B) to have a

second driveway on the lot, and Section 90-6.22 Entrance/Drive Standards (B) maximum width of 28 feet for Single Family Residential land uses on a local street at 2581 Pryor Road.

**V-18-24:** Drive & Shine c/o Greg Lorig, DVG Team Incorporated, 1155 Troutwine Road, Crown Point, Indiana, requesting Variances from Chapter 90, Division III, Section 90-3.38 C2 District Development Standard Basics Structure Standards, exceeding the maximum structure height allowed for an accessory structure, Article IV, Overlay Districts Section 90-4.3 (H) (2) Additional Development Standards for the Corridor Enhancement Overlay District, Exterior facades must be dominantly brick or fluted concrete, Article VI, Development Standards, Section 90-6.27 (A) (1) parking lot encroaching into minimum yard setback, Article VI, Section 90-6.40 (B) (2) Landscape Standards - Businesses Foundation Planting Area, Article VI Section 90-6.40 (D) Buffer Yard Planting Area requires an additional 20 foot setback if the use abuts a lesser intense land use next to a residential lot development, Article VI, Section 90-6.43, (G) Sign Standards - Exempt Signs, Directional signs that are greater than 4 square feet in area, Article VI, Section 90-6.48 (A) exceeding the maximum cumulative square footage of building signage on an arterial street for the predominant facade of the business, Article VI, Section 90-6.48 (C) (I) exceeding the allowable square footage of ground signage at 5870 U.S. Highway 6.

**SU-04-24:** Luke Oil c/o Daniel Tursman, Luke Land, LLC, 3592 North Hobart Road, Hobart, Indiana, requesting a Special Exception Use from Chapter 90, Division 5, Article III, Section 90-3.27 CC District, CABD Commercial (Downtown) Permitted uses & Special Exception Uses to allow a Gas Station at 6375 Central Avenue (that includes the Beef Mart property located at 6349 Central Avenue.)

**V-19-24:** South Shore Oil & Gas, Incorporated, 749 Cirque Drive, Crown Point, Indiana requesting Variances from Chapter 90, Article III, Division 19, Section 90-3.38. - C2 District Development Standard Basics, Lot Standards Maximum Lot Coverage allowable of 70% and Article VI, Development Standards, Section 90-6.22 Entrance/Drive Standards (B) Width Arterial/Collector Street Width maximum of 34 feet, Section 90-6.40 Landscape Standards - Businesses (B) (1) and (2) Foundation plantings at 6590 U.S. Highway 6.

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