



**AGENDA**

**MONDAY – NOVEMBER 25, 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 – OCTOBER 28TH, 2024**

**REPORT OF OFFICERS AND COMMITTEES**

**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.)

**OLD BUSINESS: PUBLIC HEARING**

**V-18-24:** Drive & Shine c/o Greg Lorig, DVG Team Incorporated, 1155 Troutwine Road, Crown Point, Indiana, requesting Variances from Chapter 90, Article VI, Section 90-6.40 (B) Landscape Standards - Businesses (1) Foundation Planting Area, Article VI, Section 90-6.43, Sign Standards (G) Exempt Signs, On-premises vehicle directional signs, provided they are not more than four feet in height (if freestanding) and four-square feet in area, Article VI, Section 90-6.48 (A) Arterial street: The maximum cumulative square footage of building signage shall be two times the length of the predominant facade of the business, Article VI, Section 90-6.48 (C) ground signage (1) Single Tenant Structure property on an Arterial street: The maximum size of said ground sign shall be eight feet in height and 80 square feet at 5870 U.S. Highway 6.



## **NEW BUSINESS: PUBLIC HEARING**

**V-21-24:** South Shore Oil & Gas, Incorporated, Davinder Singh, 755 Cirque Drive, Crown Point, Indiana requesting Variances from Chapter 90, Article VI, Development Standards, Section 90-6.22 Entrance/Drive Standards (B.) Width: Local Street: Business land uses which outlet onto a local street shall have an entrance drive width of no more than thirty (30) feet, Section 90-6.27 Parking Standards - All Parking Lots (D.) Parking Lot Landscape Areas: regarding parking lot perimeter trees and landscape areas being at least (20) feet in width, Section 90-6.40 Landscape Standards - Businesses (A.) Lot Planting Area: requirement of planting four (4) deciduous trees in the planting area if the site is over 40,000 square feet, plus one (1) more deciduous tree per every 20,000 square feet over 40,000 square feet, and Section 90-6.40 Landscape Standards - Businesses (C.) Parking lot planting area: (1) one deciduous tree shall be planted for every sixty (60) linear feet of parking lot perimeter and/or buffer strip at 6590 U.S. Highway 6.

**V-22-24:** Eric Melton, 2765 Brown Street, requesting Variances from Chapter 90, Article VI, Development Standards, Section 90-6.13 Structure Standards - Residential Lot and Residential Site (A.) All roofs must have a minimum roof pitch of 4:12, and Section 90-6.16 Accessory Structure Standards - General (I.) Accessory Structures shall be architecturally compatible with the primary structure at 2765 Brown Street.

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