



**AGENDA**

**Wednesday – May 28, 2025 – 6:30 PM**

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

**Call to Order**

**Roll Call & Determination of Quorum**

**Approval of Minutes – April 28, 2025**

**Report of Officers and Committees:**

**Old Business:**

**UV-01-25:** Juan Carlos Vasquez Olivares, 3060 Angelina Street, Portage, requesting a Use Variance from Chapter 90, Division 21, BP District (Business Park), Section 90-3.41 Intent, permitted uses and special exceptions uses to allow a Truck Terminal Facility at 1794 Schiller Street.

**New Business: Public Hearing**

**V-07-25:** Ladybug Laundry c/o Adam McAlpine with McAlpine Consulting, 398 East 400 North, Valparaiso, Indiana, requesting Variances from Developmental Standards - Variance #1) from Chapter 90, Article 6, Development Standards, Section 90-6.22 Entrance/Drive Standards (2) to exceed the allowable width of entrance drive is not permitted any closer than 100 feet from an Arterial/Collector Street, Variance #2) Chapter 90, Article 6, Development Standards, Section 90-6.40 Landscape Standards/Foundation Planting Areas (B) Subsection (1) planted in beds at least 10 feet wide and within 20 feet of the foundation Variance #3) Chapter 90, Article 6, Development Standards, Section 90-6.40 Landscape Standards/Foundation Planting Areas (B) Subsection (2) plantings 20 feet wide within 40 feet of building Variance #4) Chapter 90, Article 6, Development Standards, Section 90-6.40 Landscape Standards/Buffer Yard Planting Area (D) additional 20-foot landscape setback required to adjacent residential Variance #5) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Architectural Features (H) Subsection (1) Exterior facades must not incorporate vinyl or metal siding Variance #6) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Architectural Features (H) Subsection (2) Exterior facades must dominantly be brick or fluted concrete at 2852 Willowcreek Road.

**V-10-25:** Marianne Hensley 5772 Lute Road, Portage, IN, requesting Variances from Developmental Standards #1) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.16 Accessory Structures Standards - General (I) enclosed accessory structures should be architecturally compatible with the primary structures exterior finish, facade, roof pitch, Variance #2) Chapter 90, Article 6, Development Standards, Section 90-6.17 Accessory Structures Standards – Residential Lots (B) the cumulative square footage of all enclosed accessory structures cannot exceed 840 square feet at 5772 Lute Road.

**SU-03-25:** Expert Pool Builders c/o Greg Hoover, 8884 Louisiana Street, Merrillville, IN, requesting a Special Exception from Chapter 90, Division 16, Article III, MW District (Marina Waterway) Section 90-3.21 - Intent, permitted uses and special exception uses to allow Expert Pool Builders Industrial : Outdoor Storage (accessory use) at Parcels 64-05-03-427-005.000-016 & 64-05-03-427-006.000-016.

**V-11-25:** Expert Pool Builders c/o Greg Hoover, 8884 Louisiana Street, Merrillville, IN, requesting a Variance from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.23 Parking standards - General (B) Paved parking. All parking and circulation areas shall be surfaced with asphalt concrete or Portland cement concrete or other approved all-weather hard, non-eroding surface. Such areas shall be designed and constructed to allow proper drainage at Parcels 64-05-03-427-005.000-016 & 64-05-03-427-006.000-016.

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