



**AGENDA**

**Monday – June 23, 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: Public Hearing**

**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.

## **New Business: Public Hearing**

**V-12-25:** Robert Pavlinac Jr. 6185 Old Porter Road, Portage, IN, requesting a Variance from Developmental Standards, Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.57 - Temporary use/structure standards - Residential (D) Recreational vehicles. Subsection (3) No more than one recreational vehicle may be stored or parked outdoors on a residential parcel at any one time at 6185 Old Porter Road.

**V-13-25:** Zip Liquors Inc. c/o James Hus, DVG Team, Inc. 1155 Troutwine, Crown Point, IN, requesting Variances from Developmental Standards - Variance #1) Chapter 90, Article 3, Division 20, HC District, Highway Commercial, from Section 90-3.40 - Development Standards Basics, impervious surfaces maximum lot coverage 65%, Variance #2) Chapter 90, Article 3, Division 20, HC District, Highway Commercial, from Section 90-3.40 - Development Standards Basics, Minimum setback rear yard 25-feet from primary structure, Variance #3) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Setbacks for parking (A) Minimum 40-foot setback, Variance #4) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 (A) Minimum 40-foot setback, setbacks for canopy, Variance #5) Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.27 Parking Standards (D) Parking lot landscape areas, Variance #6) Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.40 Landscaping Standards, Foundation Plantings (B) Subsection (1) structures less than 15-feet have one shrub planted in beds at least 10 feet wide and within 20 feet of the foundation and within 20-feet of the foundation wall. Variance #7) Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.40 Landscaping Standards, Foundation Plantings (B) Subsection (2) structures greater than 15-feet have one deciduous tree planted in beds per 40-feet of foundation facing street or parking area, located in planting beds at least 20-feet wide and within 40-feet of the foundation wall, Variance #8) Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.40 Landscaping Standards, Parking Lot Planting Area (C) 1 deciduous tree shall be planted for every 60-feet of parking lot perimeter and/or buffer strip at 6220 Melton Road.

**V-14-25:** Simon CRE CSH IV, LLC. c/o Joe Mayer 6900 E 2<sup>nd</sup> Street, Scottsdale, AZ, 85251 requesting Variances from Developmental Standards - Variance #1) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Setbacks for parking (A) Minimum 40-foot setback, Variance #2) Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.27 Parking Standards (A) Subsection (1) Parking lot design vehicles are not the dominant feature, Variance #3) Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.40 Landscaping Standards, Foundation Plantings (B) Subsection (1) structures less than 15-feet have one shrub planted in beds at least 10 feet wide and within 20 feet of the foundation and within 20-feet of the foundation wall for US Hwy 6 Variance #4) Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.40 Landscaping Standards, Foundation Plantings (B) Subsection (1) structures less than 15-feet have one shrub planted in beds at least 10 feet wide and within 20 feet of the foundation and within 20-feet of the foundation wall for Airport Road Variance #5) Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.40 Landscaping Standards, Foundation Plantings (B) Subsection (2) structures greater than 15-feet have one deciduous tree planted in beds per 40-feet of foundation facing street or parking area, located in planting beds at least 20-feet wide and within 40-feet of the foundation wall for US Hwy 6 Variance #6) Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.40 Landscaping Standards, Foundation Plantings (B) Subsection (2) structures greater than 15-feet have one deciduous tree planted in beds per 40-feet of foundation facing street or parking area, located in planting beds at least 20-feet wide and

within 40-feet of the foundation wall for Airport Road, Variance #7) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Architectural Features (H) Subsection (2) exterior facades must dominantly be brick or fluted concrete, Variance #8) Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, Section 90-6.23 Parking Standards (A) Parking spaces, parking spaces must be at least 10-feet wide and 20-feet long, Variance #9) 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 at Southeast Corner of US Hwy 6 & Airport Road.

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