



AGENDA

Monday – September 22, 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 – August 25, 2025

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.

Old Business: Public Hearing

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 Southport Road.

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025

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 Southport Road.

New Business: Public Hearing

UV-02-25: Ramon & Niki Bazaldua 8223 Maple Ave, Gary, Indiana, requesting a Use Variance from Chapter 90, Division 11, MW District (Marina Waterway), Section 90-3.21 Intent, permitted uses and special exceptions uses to allow a personal storage building at 1430 Nealon Drive.

V-22-25: Simon CRE Csh IV, LLC. c/o Joe Mayer 6900 E 2nd Street, Scottsdale, AZ, 85251 requesting variances from Developmental Standards - Variance #1) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Placement Of Structures (D) Loading dock to be placed on/in front façade facing a primary roadway (2), Variance #2) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Access Road Standards (C) To exceed access road distance Variance #3) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards to exceed Maximum Lot Coverage Variance #4) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards regarding interior lot lines at Airport Road.

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

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025



AGENDA

Monday – September 22, 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 – August 25, 2025

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.

Old Business: Public Hearing

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 Southport Road.

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025

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 Southport Road.

New Business: Public Hearing

UV-02-25: Ramon & Niki Bazaldua 8223 Maple Ave, Gary, Indiana, requesting a Use Variance from Chapter 90, Division 11, MW District (Marina Waterway), Section 90-3.21 Intent, permitted uses and special exceptions uses to allow a personal storage building at 1430 Nealon Drive.

V-22-25: Simon CRE Csh IV, LLC. c/o Joe Mayer 6900 E 2nd Street, Scottsdale, AZ, 85251 requesting variances from Developmental Standards - Variance #1) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Placement Of Structures (D) Loading dock to be placed on/in front façade facing a primary roadway (2), Variance #2) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Access Road Standards (C) To exceed access road distance Variance #3) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards to exceed Maximum Lot Coverage Variance #4) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards regarding interior lot lines at Airport Road.

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

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025



AGENDA

Monday – September 22, 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 – August 25, 2025

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.

Old Business: Public Hearing

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 Southport Road.

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025

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 Southport Road.

New Business: Public Hearing

UV-02-25: Ramon & Niki Bazaldua 8223 Maple Ave, Gary, Indiana, requesting a Use Variance from Chapter 90, Division 11, MW District (Marina Waterway), Section 90-3.21 Intent, permitted uses and special exceptions uses to allow a personal storage building at 1430 Nealon Drive.

V-22-25: Simon CRE Csh IV, LLC. c/o Joe Mayer 6900 E 2nd Street, Scottsdale, AZ, 85251 requesting variances from Developmental Standards - Variance #1) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Placement Of Structures (D) Loading dock to be placed on/in front façade facing a primary roadway (2), Variance #2) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Access Road Standards (C) To exceed access road distance Variance #3) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards to exceed Maximum Lot Coverage Variance #4) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards regarding interior lot lines at Airport Road.

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

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025



AGENDA

Monday – September 22, 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 – August 25, 2025

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.

Old Business: Public Hearing

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 Southport Road.

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025

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 Southport Road.

New Business: Public Hearing

UV-02-25: Ramon & Niki Bazaldua 8223 Maple Ave, Gary, Indiana, requesting a Use Variance from Chapter 90, Division 11, MW District (Marina Waterway), Section 90-3.21 Intent, permitted uses and special exceptions uses to allow a personal storage building at 1430 Nealon Drive.

V-22-25: Simon CRE Csh IV, LLC. c/o Joe Mayer 6900 E 2nd Street, Scottsdale, AZ, 85251 requesting variances from Developmental Standards - Variance #1) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Placement Of Structures (D) Loading dock to be placed on/in front façade facing a primary roadway (2), Variance #2) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Access Road Standards (C) To exceed access road distance Variance #3) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards to exceed Maximum Lot Coverage Variance #4) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards regarding interior lot lines at Airport Road.

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

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025



AGENDA

Monday – September 22, 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 – August 25, 2025

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.

Old Business: Public Hearing

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 Southport Road.

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025

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 Southport Road.

New Business: Public Hearing

UV-02-25: Ramon & Niki Bazaldua 8223 Maple Ave, Gary, Indiana, requesting a Use Variance from Chapter 90, Division 11, MW District (Marina Waterway), Section 90-3.21 Intent, permitted uses and special exceptions uses to allow a personal storage building at 1430 Nealon Drive.

V-22-25: Simon CRE Csh IV, LLC. c/o Joe Mayer 6900 E 2nd Street, Scottsdale, AZ, 85251 requesting variances from Developmental Standards - Variance #1) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Placement Of Structures (D) Loading dock to be placed on/in front façade facing a primary roadway (2), Variance #2) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Access Road Standards (C) To exceed access road distance Variance #3) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards to exceed Maximum Lot Coverage Variance #4) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards regarding interior lot lines at Airport Road.

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

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025



AGENDA

Monday – September 22, 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 – August 25, 2025

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.

Old Business: Public Hearing

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 Southport Road.

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025

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 Southport Road.

New Business: Public Hearing

UV-02-25: Ramon & Niki Bazaldua 8223 Maple Ave, Gary, Indiana, requesting a Use Variance from Chapter 90, Division 11, MW District (Marina Waterway), Section 90-3.21 Intent, permitted uses and special exceptions uses to allow a personal storage building at 1430 Nealon Drive.

V-22-25: Simon CRE Csh IV, LLC. c/o Joe Mayer 6900 E 2nd Street, Scottsdale, AZ, 85251 requesting variances from Developmental Standards - Variance #1) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Placement Of Structures (D) Loading dock to be placed on/in front façade facing a primary roadway (2), Variance #2) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Access Road Standards (C) To exceed access road distance Variance #3) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards to exceed Maximum Lot Coverage Variance #4) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards regarding interior lot lines at Airport Road.

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

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025



AGENDA

Monday – September 22, 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 – August 25, 2025

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.

Old Business: Public Hearing

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 Southport Road.

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025

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 Southport Road.

New Business: Public Hearing

UV-02-25: Ramon & Niki Bazaldua 8223 Maple Ave, Gary, Indiana, requesting a Use Variance from Chapter 90, Division 11, MW District (Marina Waterway), Section 90-3.21 Intent, permitted uses and special exceptions uses to allow a personal storage building at 1430 Nealon Drive.

V-22-25: Simon CRE Csh IV, LLC. c/o Joe Mayer 6900 E 2nd Street, Scottsdale, AZ, 85251 requesting variances from Developmental Standards - Variance #1) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Placement Of Structures (D) Loading dock to be placed on/in front façade facing a primary roadway (2), Variance #2) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Access Road Standards (C) To exceed access road distance Variance #3) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards to exceed Maximum Lot Coverage Variance #4) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards regarding interior lot lines at Airport Road.

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

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025



AGENDA

Monday – September 22, 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 – August 25, 2025

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.

Old Business: Public Hearing

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 Southport Road.

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025

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 Southport Road.

New Business: Public Hearing

UV-02-25: Ramon & Niki Bazaldua 8223 Maple Ave, Gary, Indiana, requesting a Use Variance from Chapter 90, Division 11, MW District (Marina Waterway), Section 90-3.21 Intent, permitted uses and special exceptions uses to allow a personal storage building at 1430 Nealon Drive.

V-22-25: Simon CRE Csh IV, LLC. c/o Joe Mayer 6900 E 2nd Street, Scottsdale, AZ, 85251 requesting variances from Developmental Standards - Variance #1) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Placement Of Structures (D) Loading dock to be placed on/in front façade facing a primary roadway (2), Variance #2) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Access Road Standards (C) To exceed access road distance Variance #3) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards to exceed Maximum Lot Coverage Variance #4) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards regarding interior lot lines at Airport Road.

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

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025



AGENDA

Monday – September 22, 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 – August 25, 2025

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.

Old Business: Public Hearing

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 Southport Road.

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025

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 Southport Road.

New Business: Public Hearing

UV-02-25: Ramon & Niki Bazaldua 8223 Maple Ave, Gary, Indiana, requesting a Use Variance from Chapter 90, Division 11, MW District (Marina Waterway), Section 90-3.21 Intent, permitted uses and special exceptions uses to allow a personal storage building at 1430 Nealon Drive.

V-22-25: Simon CRE Csh IV, LLC. c/o Joe Mayer 6900 E 2nd Street, Scottsdale, AZ, 85251 requesting variances from Developmental Standards - Variance #1) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Placement Of Structures (D) Loading dock to be placed on/in front façade facing a primary roadway (2), Variance #2) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Access Road Standards (C) To exceed access road distance Variance #3) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards to exceed Maximum Lot Coverage Variance #4) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards regarding interior lot lines at Airport Road.

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

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025



AGENDA

Monday – September 22, 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 – August 25, 2025

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.

Old Business: Public Hearing

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 Southport Road.

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025

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 Southport Road.

New Business: Public Hearing

UV-02-25: Ramon & Niki Bazaldua 8223 Maple Ave, Gary, Indiana, requesting a Use Variance from Chapter 90, Division 11, MW District (Marina Waterway), Section 90-3.21 Intent, permitted uses and special exceptions uses to allow a personal storage building at 1430 Nealon Drive.

V-22-25: Simon CRE Csh IV, LLC. c/o Joe Mayer 6900 E 2nd Street, Scottsdale, AZ, 85251 requesting variances from Developmental Standards - Variance #1) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Placement Of Structures (D) Loading dock to be placed on/in front façade facing a primary roadway (2), Variance #2) Chapter 90, Article 4, Overlay Districts, Section 90-4.3 Access Road Standards (C) To exceed access road distance Variance #3) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards to exceed Maximum Lot Coverage Variance #4) Chapter 90, Zoning Ordinance, Article 3, Zoning District, Division 19 – C2 Section 90-3.38 Development Standards regarding interior lot lines at Airport Road.

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

Board of Zoning Appeals Members

Chairman, Denise Little, Mayoral Representative from Plan Commission – December 31, 2025

Vice Chairman, Jim Weller, City Council – December 31, 2026

Brent Wright, Representative from Plan Commission – December 31, 2025

Tim Beal, Mayoral – December 31, 2029

Darren Jones, Mayoral – December 31, 2028

Greg Lach, Alternate – December 31, 2025