



## **AGENDA**

**Monday – February 23, 2026 – 6:30 PM**

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

### **Call to Order**

### **Roll Call & Determination of Quorum**

### **Approval of Minutes – January 26, 2026 and February 17, 2026**

### **Reports of Officers and Committees**

### **NEW BUSINESS: Public Hearing**

**V-02-26:** Robert Boehnlein 6866 Gaylord Avenue, Portage, IN requesting 6 Variances from Developmental Standards Variance #1) from Chapter 90, Zoning Ordinance, Article 4, Overlay Districts, Section 90-4.3, Additional development standards for the CO-EL district, (D) ensure design and placement of structures enhancement, Subsection (1) to allow for deviation from the corridor elevation design standards, Variance #2) from Chapter 90, Zoning Ordinance, Article 4, Overlay Districts, Section 90-4.3, Additional development standards for the CO-EL district, (H) Subsection (1) to allow for metal siding, Variance #3) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.16 Accessory Structures Standards – General (G) to allow placement of accessory structure in the front yard along Samuelson Road, Variance #4) from Chapter 90, Zoning Ordinance, Article 6, Developmental Standards, from Section 90-6.16 Accessory Structures Standards - General (I) to allow enclosed accessory structure to architecturally deviate from compatibility with the primary structures exterior, Variance #5) Chapter 90, Article 6, Development Standards, Section 90-6.17 Accessory Structures Standards – Residential Lots (A) No more than two enclosed accessory structures to be exceeded by one enclosed accessory structure, Variance #6) Chapter 90, Article 6, Development Standards, Section 90-6.17 Accessory Structures Standards – Residential Lots (B) to allow the cumulative square footage to exceed 840 sq ft by 269 sq ft at 6866 Gaylord Avenue.

### Board of Zoning Appeals Members

Chairperson, Jim Weller, City Council – December 31, 2026  
Vice Chairperson, Darren Jones, Mayoral – December 31, 2028  
Brent Wright, Representative from Plan Commission – December 31, 2030  
Tim Beal, Mayoral – December 31, 2028  
Jim Wiseman, Mayoral Representative from Plan Commission – December 31, 2030  
Greg Lach, Alternate – December 31, 2030

**SU-01-26:** Javier Carrillo 3663 Sagebrook Street, Portage, IN requesting a Special Exception Use from Chapter 90, Article 3, Division 16, NC (Neighborhood Commercial) District, Sec. 90-3.31. Special Exception Uses for Retail Sales, Medium Intensity to operate a community-focused grocery store at 5714 Central Ave.

**V-04-26:** Who Brew LLC. c/o Laura Pacino 100 Powell Place #1230, Nashville, TN, 37204 requesting 4 Variances from Development Standards Variance #1) Chapter 90, Article 4, Overlay Districts, Section 90-4.3, Additional development standards for the CE-OL district,(I) Landscaping package, Subsection (1) to not meet requirement for screening, Variance #2) Chapter 90, Article 6, Development Standards, Sec. 90-6.27 - Parking standards - All parking lots (D) to not meet requirement for all parking lot landscaped areas be 20 ft, Variance #3) Chapter 90, Article 6, Development Standards, Sec. 90-6.30 - Drive thru standards, (A) General Drive thru design, (2) Community focus, to allow stacking lanes in front facade of building, Variance #4) Chapter 90, Article 6, Development Standards, Sec. 90-6.30 - Drive thru standards, (B) Drive thru aisle specifics, (6) to not meet the 2-foot bypass lane requirement at 6283 US Highway 6.

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

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