

MINUTES OF THE REGULAR MEETING OF THE  
MICHIGAN CITY BOARD OF ZONING APPEALS  
TUESDAY, OCTOBER 13, 2015

The Michigan City Board of Zoning Appeals met in a regular meeting in the Common Council Chambers, City Hall Building, 100 East Michigan Boulevard, Michigan City, Indiana, on Tuesday, October 13, 2015, at the time of 6:30 p.m., date and location for holding of said meeting.

Chairman Whitlow called the meeting to order, and upon roll call, the following answered present:

Ricky Jackson, Lester Norvell, Wallace Hook, Karen Janus, and Al Whitlow.

Also present: Counsel Hale, Craig Phillips, Zoning Administrator.

The first item of business on the agenda was the approval of the minutes from the Tuesday, September 8, 2015.

With a voice vote of all ayes, motion carried, and the minutes were approved.

The first item of business:

Petition B-107-15, Kurt Blamer and Salvador Chavez for use variance to rehab an existing vacant building for the purpose of developing four one-bedroom rental units in an area currently zoned R2B.

Kurt Blamer approached the lectern and introduced himself and explained to the board that he would like to rehab the building into four one-bedroom efficiency

apartments.

Mr. Whitlow asked Mr. Blamer to discuss how they plan to address the five conditions that were set forth by the planning department.

Mr. Potratz approaches the lectern and reads the Use Variance and Preliminary Findings & Order into the record. Mr. Potratz explains the proposed size of each of the units is going to be 450 to 500 square feet each and that people are wanting smaller units rather than larger.

Mr. Blamer discusses that if this project went well, he would like to invest in other properties in Michigan City as well and do the same type of project.

Chairman Whitlow asks for any questions from the Board.

Mr. Jackson asks Mr. Blamer if he owns the properties on each side of the proposed property.

Mr. Blamer informs the board he does not own those properties.

There being no public comment, public portion of the meeting was closed, and Chairman Whitlow called for departmental reports.

Departmental reports were read into the record (H.I.).

Counsel Hale read his report into the record (H.I.).

Chairman Whitlow asks for any further comment from the Board.

Mr. Jackson asks Mr. Blamer about the parking spots

available at the proposed site.

Mr. Blamer discusses the amount of space there is for parking, and a lengthy discussion is had regarding there not being enough parking spaces available for what the petition is proposing.

After clarification from Mr. Hale, Mr. Hook made a motion to accept the proposed findings by the planning department and deny the petition based on those findings.

Seconded by Mr. Jackson.

The roll call vote was taken as follows:

AYE

NAY

Mr. Hook  
Mr. Jackson  
Ms. Janus  
Mr. Norvell  
Mr. Whitlow

With a voice vote of all ayes and no nays, the motion carried, and Petition B-107-15 was denied.

Chairman Whitlow called for the next petition.

Petition B-108-15, Robert and Amanda Fischer for Use Variance to allow a prefabricated modular home to be constructed and placed where a previous structure burned down.

Counsel Christopher Willoughby, approached the lectern and introduced himself and his client, Robert Fischer. A lengthy discussion was had concerning all of the standards for building on this property since it is in close proximity

to the airport. Mr. Willoughby explains that all the standards will be met with the construction of this home.

Chairman Whitlow opened the public portion of the meeting and no one from the audience wished to speak for or against the petition and the public portion of the meeting was closed.

Chairman Whitlow called for departmental reports.

Departmental reports of the Planning Department were read into the record by Mr. Phillips (H.I.).

Counsel Hale read his report into the record and stated that the Petitioner has satisfied all the requirements for notice to all adjoining property owners. (H.I.).

Departmental reports having been read into the record, Chairman Whitlow called for a motion.

It was moved by Mr. Jackson that the board accept, adopt and approve the reports and include all conditions that were laid out by the Planning Department Report, which also include the zoning for 11.02 (c) section 4 and 11.05 (b) and also include the planning report and having received a permit from INDOT according to IC8-21-10-3.

Chairman Whitlow asks for a second.

Seconded by Mr. Norvell.

The roll call vote was taken as follows:

AYE

NAY

Mr. Hook  
Mr. Jackson  
Ms. Janus  
Mr. Norvell  
Mr. Whitlow

With a voice vote of all ayes and no nays, the motion carried, and Petition B-108-15 was granted.

Next item on the agenda is "Old Business."

The next item of business was approval of Findings and Orders for Petition B-104-15, Queen of All Saints Parish. Decision and Findings of Fact were read into the record by Mr. Phillips.

It was moved and seconded that the findings and orders as read into the record by Mr. Phillips be approved for B-104-15, Queen of All Saints Parish.

With a voice vote of all ayes, motion carried, and the findings and order are hereby approved.

The next item of business was approval of Findings and Orders for Petition B-105-15, City of Michigan City Police Department. Decision and Findings of Fact were read into the record by Mr. Phillips.

It was moved and seconded that the findings and orders as read into the record by Mr. Phillips be approved for B-105-15, Michigan City Police Department.

With a voice vote of all ayes, motion carried, and the

findings and order are hereby approved.

The next item of business was approval of Findings and Orders for Petition B-106-15, Murphy USA. Decision and Findings of Fact were read into the record by Mr. Phillips.

It was moved and seconded that the findings and orders as read into the record by Mr. Phillips be approved for B-106-15, Murphy USA.

With a voice vote of all ayes, motion carried, and the findings and order are hereby approved.

Mr. Phillips introduced new assistant planner Jessica Gage to the Board.

There being no further old business, the next item on the agenda was "New Business."

There being no further business to come before the Board, the meeting was adjourned.

  
Board Secretary