

BOARD OF ZONING APPEALS
May 22, 2023
MEETING

ROLL CALL

The meeting was called to order at 7:00 p.m. and the assemblage was invited to stand and recite the Pledge of Allegiance.

Members Present:

Chairman Nick Nochevich, John Marshall, Daniel Rohaley

Members Absent: Vice Chairman Jeremy Taylor, Dick Sauerman

Staff Present:

Commission Attorney Joe Irak, Planning & Zoning Administrator Josh Watson, Assistant Planner Luke Fricke, Recording Secretary Jenni Pause

APPROVAL OF MINUTES

Chairman Nick Nochevich asked if there are any corrections, deletions, or modifications to the April 24, 2023, meeting minutes. Daniel Rohaley motioned to approve the minutes as presented. John Marshall seconded the motion. With 3 Ayes, 0 Nays, and 0 Abstentions, the minutes were approved.

OLD BUSINESS

23-09 Joseph Neri, Petitioner/Albertsons, LLC, Owner
Request: Variance from Development Standards
Purpose: Allow Seasonal Greenhouse in Jewel-Osco Parking Lot
Location: 1276 North Main Street

No one showed up as a representative of the petitioner.

Nochevich entertained a motion. Rohaley motioned to defer # 23-09 for 30 days with a stern warning that they need to be present at the next meeting. Marshall seconded the motion. Rohaley stated they should have been before the Board before they put the tent up. Watson stated there will need to be some discussions on how to handle this in the future. Marshall stated the petitioners do need to show up at the meeting. With a roll call vote of 3 Ayes, 0 Nays, and 0 Abstentions Petition #23-09 was deferred for 30 days.

NEW BUSINESS

23-17 John O' Block & Tom Waddell, Petitioner/Bengal Two, LLC, Owner
Request: Variance of Use
Purpose: Allow a retail business in an I-1 Industrial District
Location: 1191 East Summit Street

Tom Waddell, 302 N. Main St., came before the Board and provided an overview of the petition. Waddell explained that they have run out of room in their present location, and nothing was available on the square. Waddell stated this site has plenty of parking spaces as well which their site on the square does not.

Executive Secretary Josh Watson stated due to being friends with the petitioners, he had Assistant Planner Luke Fricke do the Staff report so there would be no conflict of interest.

Assistant Planner, Luke Fricke, reported the petitioners are requesting a Variance of Use to operate a retail toy store in an I-1 Industrial District, located at 1191 E Summit St. Fricke reported they will be relocating from their current location at 103 N Main St because they have outgrown the space that they require for their toy inventory/sales. Fricke reported the site is located on 0.84 acres and the building is surrounded by I-1 zoning. Fricke reported the hours of operation will be Tuesday -Sunday 11:00am to 6:00pm. Fricke recommended approval of Petition #23-17.

Rohaley asked what the calculation for parking at this site would be. Watson reported they would require 48 spaces. Rohaley asked about the operating hours. Waddell stated Tuesday -Sunday 11:00am to 6:00pm. Rohaley stated he has no issues with this and thinks this is a good place for the store.

Marshall asked if they were taking over the whole building. Waddell confirmed. Marshall stated by the looks of the building he would have never thought this building would be an Industrial zoning. Marshall stated he feels this is a great plan and he is glad they are staying in Crown Point.

Nochevich opened the public portion of the meeting. With no public coming forward, Nochevich closed the public portion of the meeting.

Nochevich entertained a motion. Rohaley motioned to send a Favorable Recommendation Petition # 23-17 with Staff comments. Marshall seconded the motion. With a roll call vote of 3 Ayes, 0 Nays, and 0 Abstentions Petition #23-17 received a Favorable recommendation.

Nochevich informed the petitioners to be present at the next City Council meeting for final approval.

23-17 Cassie Layne, Petitioner/Summit Street Properties, LLC, Owner

Request: Variance of Use

Purpose: Allow a medical office in an I-1 Industrial District

Location: 503 East Summit Street

Cassie Layne, 4530 W 104th Ave., came before the Board and provided an overview of the petition. Layne stated they have outgrown their current location and have been looking for a new space. Layne stated this location needs nothing and is move in ready with lots of parking.

Watson reported the petitioner is requesting a Variance of Use to operate a medical office in an I-1 Industrial District, located at 503 E. Summit St. Suite 3. Watson reported the petitioner plans to relocate her medical office from 7590 E. 109th Ave. Winfield, Indiana, to the new location if approved. Watson reported the site is in a complex located on 1 acre with 57 parking spots on the Southwest corner of E. Summit and Conquest Pl. Watson reported the hours of operation at her current location are 8:00 AM to 3:30 PM Monday through Friday and 7:30 AM to 12:00 PM on Saturdays. Watson reported the building is surrounded by I-1 with B-2 and R-3 to the West. Monarch Health & Wellness specializes in customized medical weight loss, thyroid optimization, and

vitamin injections. Watson reported the Planning Department has received no letters of remonstrations or support. Watson recommended approval.

Marshall stated he has no issues with this petition.

Rohaley asked what the parking requirement is for the building. Watson reported it would be based off exam rooms not square footage. Layne stated they plan to use 4 rooms as exam rooms and the rest will be offices. Rohaley asked how many employees they have. Layne stated they currently have 5. Rohaley asked about signage. Layne stated they are working on the sign. Watson stated they will go through the signage approval through the Building Dept.

Nochevich agreed with Rohaley & Marshall.

Nochevich opened the public portion of the meeting. With no public coming forward, Nochevich closed the public portion of the meeting.

Nochevich entertained a motion. Rohaley motioned to send a Favorable Recommendation Petition # 23-18 with Staff comments. Marshall seconded the motion. With a roll call vote of 3 Ayes, 0 Nays, and 0 Abstentions Petition #23-18 received a Favorable recommendation.

Nochevich informed the petitioners to be present at the next City Council meeting for final approval.

MISCELLANEOUS AND PUBLIC COMMENT

No Misc


No Public Comment

ADJOURNMENT

At 7:21 pm, Nochevich entertained a motion to adjourn. Rohaley motioned to adjourn; motion was seconded by Marshall.

ATTESTMENT OF MEETING MINUTES.

The above minutes were approved and adopted by the majority on the 26 day of June 2023.



Nick Nochevich, Chairman



Josh Watson, Executive Secretary