



**Porter County Board of Zoning Appeals
Regular Meeting Minutes
April 21, 2021**

The regular meeting of the Porter County Board of Zoning Appeals was held at 5:30 p.m. on Wednesday, April 21, 2021, in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana. Debbie Cook presided.

Members present were: Marvin Brickner, Luther Williams, Jim Clarida, and President Debbie Cook. Brian Damitz arrived after roll call. Also present were Kristy Marasco, Monica Gee, Attorney Scott McClure, Helene Pierce, citizens, and representatives of the press.

MINUTES:

Marvin Bricker made a motion to approve the February 17, 2021 and March 17, 2021 minutes as submitted. Luther Williams seconded the motion. A voice vote was taken and unanimously carried 4-0.

CORRESPONDENCE:

None.

OLD BUSINESS:

UV-21-0016 – Third Coast Cottages, LLC c/o Trevin Fowler, 311 East U.S. Highway 20, Michigan City, IN in Pine Township in the CH, High Intensity Commercial District. The petitioner is seeking a Use Variance to allow for a RV resort in a commercial zoned district. Mr. Trevin Fowler, Managing Director for Third Coast Cottages, presented. He presented last month a proposal for a premier RV park and it was continued to this month in order to work through some issues raised and to allow the project to go before the DRC. The following items were discussed and addressed: soil borings, well, traffic, drainage, fires and campfires, and a proposed dump station. He requests approval.

Q: Is the dump station a part of the septic?

A: It will be contained in tanks and pumped out. IDEM will regulate and approve.

Q: Where is the well located?

A: Underneath the windmill currently. We are not sure yet if it can be repurposed.

Q: How much pavement are you proposing?

A: None. Drives will be compressed tailings.

Q: What is the setback from the center line on Route 20?

A: 50 feet. We can accommodate for 75 feet.

Q: Is the width of the property at least 300 feet?

A: Yes.

Q: You are now proposing 40 RV sites?

A: Yes, reduced from 44.

Q: Is there any open greenspace for play?

A: Yes. A centralized recreation area.

Q: Are you willing to make the recreation area larger by reducing the spots adjacent?

A: Yes.

Q: Are there restrooms and showers?

A: Yes, and laundry area.

Q: Are you committed to no access onto Route 20? Only access from County Road 300?

A: Yes.

There was no motion to reopen the public hearing.

Motion: Debbie Cook made a motion to deny UV-21-0016. The motion was not seconded and therefore failed due to lack of a second.

Mr. Fowler requested that a decision be made at this meeting versus another continuance.

Motion: Brian Damitz made a motion to deny UV-21-0016. Debbie Cook seconded the motion. A ballot vote was taken and carried 4-1 (Brickner).

NEW BUSINESS:

UV-21-0018 – (RENEWAL) – Robert Westfall, 1101 West Daumer Road, Kouts, IN in Pleasant Township in the R1, Low Density Single-Family Residential District. The petitioner is seeking Use Variance renewal to allow the operation of a machine shop business in a residential zoned district. Mr. Robert Westfall presented. Attorney Scott McClure advised this Use Variance was originally granted in 2006 and there have been no complaints. Mr. Robert Westfall stated he operates a machining and welding shop at 1101 West Daumer Road, Kouts, and would like to continue business as is. There have been no changes.

Public Hearing: Debbie Cook asked if any of the public would like to speak in favor of or in opposition of this petition. Debbie Cook also asked that the public address their questions to the BZA while at the same time the petitioner will take notes and respond at one time. No one spoke; therefore, the public hearing was closed, and questions/comments were heard from the Members.

Motion: Marvin Brickner made a motion to approve UV-21-0018 for five (5) years with the same stipulations as previously granted. Luther Williams seconded the motion. A ballot vote was taken and unanimously carried 5-0.

STAFF ITEMS:

None.

ADJOURNMENT:

There being no further business, the April 21, 2021 Board of Zoning Appeals meeting adjourned at 6:30 p.m.

Debbie Kerr-Cook, President

Attest: Kristy Marasco, Assistant Director