

**CITY OF HOBART BOARD OF ZONING APPEALS  
MINUTES OF APRIL 1, 2021**

Stuart Allen called the meeting to order at 6:05 p.m. with the recitation of the Pledge of Allegiance followed by a moment of silence. Members in attendance: Stuart Allen, Ron Jackson and Jason Spain. Members absent: John Brezik and Scott Gregory. Also in attendance: Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary. Also absent: Phil Gralik, City Engineer.

Approval of Minutes: Mr. Spain motioned to approve the March 4, 2021 minutes as presented, seconded by Mr. Jackson. All ayes, motion carried. (3-0)

Communications/Acceptance of Agenda: Mr. Gregory arrived. Mr. Spain motioned to approve the agenda as presented, seconded by Mr. Jackson. All ayes, motion carried. (4-0)

**New Business**

1.     **21-08**           Alka Properties LLC (Petitioner/Owner) 7305 Grand Blvd. located 1,300' north from the NE corner of Grand Blvd. & 73<sup>rd</sup> Ave., Sec. 154.422(H)(5), 2 acres

**Request:**       Public Hearing: Developmental Standards Variance

**Purpose:**        To allow an existing 6' chain link fence to remain in the front and side yards

Granted \_\_\_ Denied \_\_\_ Deferred X Vote 4-0

Petition heard with Petition 21-08A. Mr. Jackson motioned to Tabled Petition 21-08 including all discussion, seconded by Mr. Gregory. All ayes, motion carried. (4-0)

2.     **21-08A**          Alka Properties LLC (Petitioner/Owner) 7305 Grand Blvd. located 1,300' north from the NE corner of Grand Blvd. & 73<sup>rd</sup> Ave., Sec. 154.422(H)(5), 2 acres

**Request:**       Public Hearing: Developmental Standards Variance

**Purpose:**        To allow an existing 6' non-coated vinyl chain link fence w/slats

Granted \_\_\_ Denied \_\_\_ Deferred X Vote 4-0

Alex Kutanovski was present telephonically. Mr. Kutanovski reminded the Board that in December 2020 he requested approval for a Use Variance to allow an outdoor storage facility. The Board motioned for a Favorable Recommendation to the Common Council contingent upon receiving site plan approval. He will be heard at tonight's Plan Commission meeting for site plan review. He stated he installed a chain link fence in the side and front yards to match the existing fence. He proposed to add slats in the fence to block the view to the back of the property and planted bushes. Mr. Allen opened the public hearing for Petitions 21-08 & 21-08A. Robert Sweet, 219-776-2785: Mr. Sweet mentioned he lives across the street from the facility and was opposed. He noted that the height of the fence and the 4' bushes don't help to conceal the 12' Rvs. He also mentioned when the gate opened and closed was noisy. Mark Kopil, 7739 Dakota St., councilman for the

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district, mentioned has received several complaints/concerns regarding the property. He noted the fence was installed without approval or a permit and that the facility is currently renting out space without approvals. Hearing no further public comments Mr. Allen closed the public hearings for Petitions 21-08 & 21-08A. Mr. Kutanovski understands the neighbor's concerns but felt the storage facility was better than looking at a vacant building. He also felt if he had installed the black coated chain link fence it would be more difficult to insert the slats. He also proposed additional landscaping. Mr. Allen mentioned he felt the petitions should be tabled pending the Plan Commission's decision on whether they will allow the existing fence to remain and approval of the site plan. Mr. Allen motioned to Table Petition 21-08A including all discussion, seconded by Mr. Spain. All ayes, motion carried. (4-0)

3. **21-09** Buddy Scheffer (Petitioner/Agent) 8203 Utah St. located 500' south from the SE corner of Utah

St. & US 30, Sec. 154.172, zoned PUD, 1 acre

**Request:** Public Hearing: Use Variance

**Purpose:** For a proposed machine shop & paint booth for printing machinery

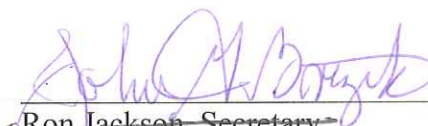
Favorable Rec. X Unfavorable Rec. \_\_\_ Deferred \_\_\_ Vote 4-0

Mr. Scheffer stated that due to the last few years of printing turning to digital and they found themselves needing to downsize from a larger building in Crown Point to this current location. Their business consists of building and painting smaller printing equipment for printing presses. The paint booth is certified with the State of Indiana and has a certified State of Indiana fire suppression system. Mr. Allen opened and closed the public hearing for Petition 21-09 without public comments. Mr. Pietrzak mentioned originally Mr. Scheffer filed for an amendment to the PUD that was under the County prior to the annexation, but found over the years portions of the property had been split off and the property is no longer a lot of record. He stated this is part of a 3 approval process and will also appear before the Plan Commission for a rezone and 1-lot subdivision. Mr. Spain motioned for a Favorable Recommendation to the Common Council for Petition 21-09 contingent upon approval of a rezone from PUD to B-3 including all discussion and Findings of Fact, seconded by Mr. Gregory. All ayes, motion carried. (4-0)

Staff Consultation/Discussion: None

Hearing no further comments or discussion Mr. Jackson motioned to adjourn, seconded by Mr. Gregory. All ayes, motion carried. (4-0) Meeting adjourned at 6:30 p.m.

  
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Stuart Allen, Chairman

  
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Ron Jackson, Secretary  
A Test