

**MINUTES OF THE BOARD OF ZONING
APPEALS PUBLIC MEETING
March 26, 2018**

I. CALL TO ORDER

The Board of Zoning Appeals Public Meeting was called to order by Chairman Michael Goldasich at 6:00 P.M. at the Schererville Town Hall, 10 E. Joliet St., Schererville, IN.

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

II. COMMISSION BUSINESS

A. Introduction of New Member

Chairman Goldasich welcomed and introduced new member Mr. Jim Gorman who is replacing Secretary Joe Skvarek who is now with the Park Board.

B. Roll Call

Roll Call was taken with the following members present: Chairman Michael Goldasich, Vice-Chairman William Jarvis, Tom Kouros, Jim Gorman, and Frank Camilli. Staff present: Town Manager Robert Volkmann, Recording Secretary Norma Hollingsworth Rico, Attorney Alfredo Estrada, and Councilman Dave DeJong. Absent was Planning Coordinator/Office Manager Denise Sulek.

C. Election of Secretary

Mr. William Jarvis made a motion to appoint Mr. Frank Camilli as Secretary which was seconded by Mr. Tom Kouros and carried 5-0.

D. Approve Minutes of the Board of Zoning Appeals Meeting of February 26, 2018

Mr. Tom Kouros made a motion to approve the minutes of February 26, 2018. This was seconded by Mr. William Jarvis and carried 5-0.

E. Findings of Fact:

Chairman Goldasich stated that the Findings of Fact had not yet been prepared and would be moved to next month's agenda.

F. Correspondence

Mr. Volkmann stated that there was no correspondence; but that he wanted to mention that after the April 16 Plan Commission Meeting, there would be a Special Joint Plan Commission and Board of Zoning Appeals Meeting. Mr. Volkmann said that it would be a workshop that would include the statutory requirements of both the B.Z.A. and Plan Commission which would be put on by Attorney Estrada. Mr. Volkmann urged everyone to attend and stated it would be especially helpful for newer members.

III. PUBLIC ACTION AND PUBLIC HEARINGS

A. B.Z.A. Case #18-3-7 705 67th Ave. (Proposed: Royal Pools Office)

General Location: South side of 67th Ave., East of U.S. 41

Petitioner(s): Royal Pools and More – Frank & Brian DeBartolo

Request: Variance of Use as required by Ordinance No. 1797, Title XVI,
Section 4, Paragraph C (2) vii

Purpose: To allow a Contractor's Office to include retail sales, outdoor product & bulk storage of materials within the U.S. 41 Commercial Corridor Overlay District

Mr. Frank DeBartolo from 1512 Joliet St., Dyer; and Adam Karras from 221 Barbara Jean Dr., Schererville represented the Petitioner. Chairman Goldasich verified that the Proofs of Publication were in order. Mr. Jarvis stated that he and Mr. Kouros were both liaisons from the Plan Commission; and that this Petitioner was in front of the Plan Commission Study Session. Mr. Jarvis said that the Plan Commission felt that this was a good idea; and that this would make that location into something beautiful. Chairman Goldasich appreciated the feedback.

Mr. DeBartolo said that the intention was basically for retail office space, storage, and outdoor display. Mr. DeBartolo stated that inside, they would display hardscape products which would include anything relating to back yards such as hardscapes, lighting, and grills. Mr. DeBartolo said that they plan to store their materials such as rough lumber and pool equipment inside; with the outdoor display having a live actuated system for a client to use with automation and everything out there to basically give them the dream of their back yard. Chairman Goldasich inquired if they would be doing anything to the existing building on the outside. Mr. DeBartolo replied that they have the intentions of painting it and cleaning it up. Mr. Karras added that they will also have landscaping around the building as well and that they would be improving the fence line.

Mr. Jarvis asked if the entire pool area would be fenced in. Mr. DeBartolo replied that they will have an automatic pool cover and that the area would probably be fenced in accordance with the law. Mr. Gorman inquired about the parking area shown on the plan and asked if it would be for parking or additional storage of materials. Mr. DeBartolo replied that it would be for parking. Mr. Karras stated that they would like to clarify that the "Purpose" which includes "outdoor product & bulk storage of materials" was an original thought in the beginning; and added that where others might store stone or something like that, that was not going to happen now. Mr. Karras further stated that the stone would be inside, and that those are just parking spots.

There being no further questions from the Board, Chairman Goldasich opened the matter to the floor. There being no questions or comments, the matter was returned to the Board. Mr. Jarvis asked if they had handicap space allotted for the parking. Mr. DeBartolo replied that they have planned for two spaces by the door. Mr. Jarvis asked for the total number of spaces. Mr. DeBartolo stated there were five up front and eight in the back.

Mr. Jarvis made a motion for a favorable recommendation of B.Z.A. Case #18-3-7 pursuant to all State, Federal, and Local Regulations; and that if this gets approved, it would apply to this Petitioner only. This was seconded by Secretary Camilli and carried 5-0. The Petitioners thanked the Board.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:06 P.M.

Respectfully Submitted:



Frank Camilli, Secretary