

THE MINUTES OF THE BOARD
OF ZONING APPEALS PUBLIC MEETING
AUGUST 25, 2025

I. CALL TO ORDER

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

A. Pledge of Allegiance

The Pledge of Allegiance was recited.

B. Roll Call

Roll Call was taken with the following members present: Chairman Michael Davis, Vice Chairman Tom Kouros, Secretary Rick Calinski, and Mr. William Jarvis. Staff present: Town Manager James Gorman, Director of Operations Andrew Hansen, Recording Secretary Norma Hollingsworth Rico, and Attorney Bryan Bott. Absent were Planning & Building Administrator Denise Sulek, Recording Secretary Megan Schiltz, and Mr. Michael O'Rourke.

C. Approve Minutes of the board of Zoning Appeals Meeting of July 28, 2025

Mr. Kouros made a motion to approve which was seconded by Mr. Jarvis and carried 4-0.

II. PUBLIC ACTION AND PUBLIC HEARINGS

A. B.Z.A. Case #25-8-13 221 U.S. 41 – Crossroads YMCA

General Location: 221 U.S. Hwy 41 – Omni 41 First Addition, Part of the East
854.92 ft. of Lot 1

Petitioner: Crossroads YMCA

Represented by: DVG Team, Inc. – Ross Pozen P.E.

Request: Developmental Variance as required by Ordinance No. 2004, Title XX,
Section 4, Paragraph C (3)

Purpose: To allow a reduction in parking spaces.

Chairman Davis confirmed with Attorney Bott that the Proofs of Publication and Public Notices were in order.

Mr. Ross Pozen from DVG represented the Petitioners. Also in attendance was the Chief Operating Officer Todd Coleman with the Crossroads YMCA. Mr. Coleman stated that they acquired the property 2 ½ years ago, and that Jak's ended their lease and vacated the property. Mr. Pozen explained that based on their current membership of 22,305, they would be required to have 733 total parking spaces which far exceeds what is needed. Mr. Pozen further stated that they are proposing 369 parking spaces on the YMCA lot, with 221 existing for Franciscan for a total of 590 spaces. Mr. Pozen confirmed that they have a shared access agreement.

Mr. Pozen stated that they removed part of the parking lot to make a bump out at the southwest exit to make a better, safer space for drop offs and for the membership entering the building. Mr. Pozen pointed out that the Crown Point YMCA has the largest membership at 47,760 and only 594 total spaces which functions well with sufficient parking. Mr. Pozen also stated that the two locations in Hammond and one in Griffith have the same total parking spaces for their membership, and that the reduction doesn't diminish the needs of the facilities.

Chairman Davis asked for questions from the Board. Mr. Jarvis confirmed with Mr. Pozen that there is an actual parking cross-easement agreement with Franciscan; and that 590 parking spaces somewhat compares to what Crown Point has but without the large membership. Mr. Pozen also reiterated that it is no longer the YMCA and Jak's. Mr.

Kouros stated that he appreciated the updated drop-off area, and agreed it would be an improvement. Mr. Kouros asked if Franciscan was aware of the cross-access agreement. Mr. Pozen replied yes. Mr. Kouros asked if the majority of their clients arrived after 5:00 P.M. Mr. Pozen replied yes. Mr. Kouros said they probably peak in the morning, then a lull. Mr. Coleman clarified that they open at 4:30 A.M. Mr. Kouros said that from 4:30 A.M. to 7:00 A.M. they peak, and that after it tapers off. Mr. Kouros asked if Franciscan was fully aware of the plan. Mr. Coleman replied yes. Mr. Coleman stated that they offer a comfortable space in the lobby for the membership. Mr. Kouros asked if the overhang was no longer there. Mr. Pozen replied that the nook to the left shuffled to the far right providing the entrance to the building, with comfortable parking for the membership that didn't require a hike to the building.

Chairman Davis opened the matter to the floor. There being no questions from the floor, the matter was returned to the Board. Mr. Calinski stated that he served for twelve years on the YMCA Board, and that the YMCA did a fantastic job and that he was glad to see it expand. Mr. Calinski also thanked the White family for all their support over the years. Chairman Davis stated that it looks good. Mr. Calinski made a motion to approve which was seconded by Mr. Kouros and carried 4-0.

III. COMMISSION BUSINESS:

A. Findings of Facts:

1. B.Z.A. Case #25-7-10 8221 Durbin St. – Caleb Johnson
PETITIONER(S): Caleb Johnson
Represented by: Howard Johnson, Father
Developmental Variance as required by Ordinance No. 2004, Title IV, Section 3,
Paragraph B – To allow a garage roof height of 24-feet.
APPROVED W/ CONDITIONS (4-0) 7/28/25
Mr. Jarvis made a motion to approve which was seconded by Mr. Calinski and carried 4-0.
2. B.Z.A. Case #25-7-11 8221 Durbin St. – Caleb Johnson
PETITIONER(S): Caleb Johnson
Represented by: Howard Johnson, Father
Developmental Variance as required by Ordinance No. 2004, Title IV, Section 7,
Paragraph A – To allow a 1,152 S.F. garage addition
APPROVED W/CONDITIONS (4-0) 7/28/25
Mr. Jarvis made a motion to approve which was seconded by Mr. Calinski and carried 4-0.
3. B.Z.A. Case #25-7-12 8221 Durbin St. – Caleb Johnson
PETITIONER(S): Caleb Johnson
Represented by: Howard Johnson, Father
Developmental Variance as required by Ordinance No. 2004, Title IV, Section 7,
Paragraph B – To allow a garage door height of 14-feet
APPROVED W/CONDITIONS (4-0) 7/28/25
Mr. Calinski made a motion to approve which was seconded by Mr. Kouros and carried 4-0.

IV. ADJOURNMENT

There being no further business, the meeting was adjured at 6:15 P.M.

Respectfully Submitted:



Rick Calinski, Secretary