

**CITY OF HOBART BOARD OF ZONING APPEALS  
MINUTES OF FEBRUARY 4, 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, John Brezik, Ron Jackson and Jason Spain. Member absent: Scott Gregory. Also in attendance: Phil Gralik, City Engineer (remotely), Ross Pietrzak, City Planner and Joy Respecke, Recording Secretary.

Approval of Minutes: Mr. Spain motioned to approve the minutes of January 7, 2021 as presented, seconded by Mr. Jackson. All ayes, motion carried. (4-0)

Communications/Acceptance of Agenda: Mr. Pietrzak requested to Table Petition 21-05. Mr. Brezik motioned to table Petition 21-05, seconded by Mr. Jackson. All ayes, motion carried. (4-0) Mr. Brezik motioned to approve the agenda as amended, seconded by Spain. All ayes, motion carried. (4-0)

**New Business**

1.     **21-04**            Brian Ooms (Petitioner/Owner) 5924 E. 81<sup>st</sup> Ave. for property at 5928 E. 81<sup>st</sup> Ave. located 0.25 miles west from the NW corner of 81<sup>st</sup> Ave. & Grand Blvd. Sec. 154.006(F)(5) zoned R-2, 16.95 acres

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

**Purpose:**        To exceed the permitted 2,568 sq. ft. for accessory structures by 1,006 sq. ft. for a proposed 40'x64' pole barn

Approved   X   Denied      Deferred      Vote   4-0  

Mr. Allen opened and closed the public hearing for Petition 21-04 without public comments. Mr. Ooms stated he requested the proposed pole barn to enable him to work on his personal vehicles and equipment. Mr. Brezik motioned to Approve Petition 21-04 with the stipulation the structure will not be used for residential living or business use and for personal use only including all discussion and Findings of Fact, seconded by Mr. Jackson. All ayes, motion carried. (4-0)

2.     **21-04A**           Brian Ooms (Petitioner/Owner) 5924 E. 81<sup>st</sup> Ave. for property at 5928 E. 81<sup>st</sup> Ave. located 0.25 miles west from the NW corner of 81<sup>st</sup> Ave. & Grand Blvd. Sec. 154.006(F)(3) zoned R-2, 16.95 acres

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

**Purpose:**        To exceed the permitted 15' peak height for accessory structures by 10' for a proposed 40'x64' pole barn

Approved   X   Denied      Deferred      Vote   4-0

Mr. Allen opened and closed the public hearing for Petition 21-04A without public comments. Mr. Spain motioned to Approve Petition 21-04A with the stipulation the structure will not be used for residential living or business use and for personal use only including all discussion and Findings of Fact, seconded by Mr. Brezik. All ayes, motion carried. (4-0)

3.     **21-05**            Art Kraft (Petitioner/Owner) 603 S. Wisconsin St. located 400' north of the NE corner of Wisconsin St. & North Lake Shore Dr. Sec. 154.042, zoned R-2, 0.248 acre

**Request:**     Public Hearing: Use Variance

**Purpose:**        For a proposed bait shop

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

Tabled at acceptance of agenda. Petitioner was not able to complete the public notice requirements by the required deadline.

4.     **21-06**            SLB Bros Properties LLC (Petitioner/Owner) for property at 801 W. Old Ridge Rd. located on the SW corner of Old Ridge Rd. & Wisconsin St. Sec. 154.379(F)(1), zoned B-3, 0.33 acre

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

**Purpose:**        To exceed the permitted 127 sq. ft. of signage by 195 sq. ft.

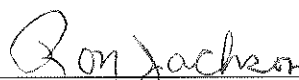
Approved X Denied \_\_\_ Deferred \_\_\_ Vote 4-0

Present remotely was Thomas Fisher, Good Oil Company, 1201 US 35N, Winamac. Mr. Allen opened and closed the public hearing for Petition 21-06 without public comments. Mr. Fisher stated their company supplies fuel for the station and had upgraded the site by installing new canopies and gas pumps. He was unaware they were over the permitted signage allowance until they applied for the additional sign on the building. Mr. Pietrzak explained a permit was approved and issued for the monument sign which is based on one square foot per one lineal foot of frontage. The petitioner is requesting the exceeded signage on the canopies and on the front of the building. Mr. Brezik motioned to Approve Petition 21-06 including all discussion and Findings of Fact, seconded by Mr. Jackson. All ayes, motion carried. (4-0)

Staff Consultation/Discussion: None

There being no further comments or discussion Mr. Brezik motioned to adjourn, seconded by Mr. Spain. All ayes, motion carried. (4-0) Meeting adjourned at 6:20 p.m.

  
Stuart Allen, Chairman

  
Ron Jackson, Secretary