

CITY OF HOBART BOARD OF ZONING APPEALS
MINUTES OF MARCH 5, 2020

Mr. Allen mentioned a letter was distributed to the residents along 69th Avenue informing them to attend the meeting to discuss the 69th Avenue Project. He informed the residents in attendance that they were misinformed and that the BZA and Plan Commission were not involved with this project nor would there be any discussion pertaining to it at the meetings. Mr. Gralik did note that he was prepared to discuss the project and answer questions if there was ample time between the two meetings.

Stuart Allen called the meeting to order at 6:00 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, Jason Spain and Scott Gregory. Also present: Phil Gralik, City Engineer; Sergio Mendoza, City Planner; Ross Pietrzak, Zoning Administrator and Joy Respecke, Recording Secretary

Approval of Minutes: Mr. Brezik motioned to approve the minutes of February 6, 2020 as presented, seconded by Mr. Jackson. All ayes, motion carried. (5-0)

Communications/Acceptance of Agenda: Mr. Mendoza noted that the agenda read incorrectly and that the petition number should read 20-04 and not 20-03. Mr. Brezik motioned to approve the amended agenda, seconded by Mr. Gregory. All ayes, motion carried. (5-0)

New Business

- 1. **20-03** Steven Pelke (Petitioner/Owner) 1103 Jeanne Ct., Crown Point for property at 8597 E. 37th Ave. (former Wonder Bread Thrift Store) located approx. 800' west from the SW corner of Ridge Rd. & Union St., Sec. 154.133, zoned B-3, 1.67 acres

Request: Public Hearing: Use Variance

Purpose: For the proposed use for storage of personal vintage vehicles

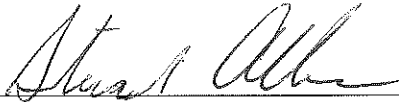
Favorable Rec. X Unfavorable Rec. Deferred Vote 5-0

Mr. Pelke proposed to store his 30 personal vintage vehicles inside the building formerly known as the Wonder Bread Thrift Store. There will be no outdoor storage of vehicles on the property. He currently rents a warehouse in Lansing, IL and stated this facility is better suited for his use. It will not be open to the public and proposes only light mechanical work, no paint or body work. Mr. Allen opened and closed the public hearing for Petition 20-04 without public comments. Mr. Pietrzak noted that if the Board sends a favorable recommendation to the Common Council, it should be contingent upon installing a sidewalk along 37th Avenue to the western property line approximately 3' off the curb. Mr. Jackson suggested covering the windows to prevent people from seeing in and also to install landscaping for curb appeal. Mr. Pelke stated his intention was to clean up the property. Mr. Gralik noted that Mr. Pelke will need to be in compliance with the Indiana Fire Code regulations regarding storage of vehicles inside the building. Mr. Brezik questioned

whether this was the best use for the property and Mr. Spain inquired as to why he chose this location. Mr. Pelke replied there weren't many commercial buildings for sale and it would cost twice as much to buy property and construct a building. Mr. Pelke stated he was retired and the cars are his hobby. He indicated he would be on the site approximately 8 hours a day and 4 days a week. Mr. Jackson motioned for a Favorable Recommendation to the Common Council for Petition 20-04 contingent upon extending a public sidewalk along 37th Avenue to the western property line and install landscaping including all discussion and Findings of Fact, seconded by Mr. Gregory. All ayes, motion carried. (5-0)

Staff Consultation/Discussion: None

There being no further comments or discussion Mr. Jackson motioned to adjourn, seconded by Mr. Spain. All ayes, motion carried. (5-0) Meeting adjourned at 6:15 p.m.



Stuart Allen, Chairman



Ron Jackson, Secretary