

**The MUNSTER BOARD OF ZONING APPEALS**  
**MINUTES OF REGULAR BUSINESS MEETING**  
Meeting Date: July 11, 2023

The announced meeting location was Munster Town Hall and could be accessed remotely via Zoom, a video conference application.

**Call to Order:** 6:45 pm

**Pledge of Allegiance**

<b>Members in Attendance:</b>	<b>Members Absent:</b>	<b>Staff Present:</b>
Brian Specht		Jill DiTommaso, Deputy Town Manager
Rachel Christianson, HWC Engineering		
Brad Hemingway		Dave Wickland, Attorney
Roland Raffin		
Sharon Mayer		
Daniel Buksa		

**Approval of Minutes:**

**a. June 13, 2023, Regular Business Meeting Minutes**

**Motion:** Mr. Hemingway moved to approve the June 13, 2023, regular meeting minutes.

**Second:** Mr. Raffin

**Vote:** Yes – 5 No – 0 Abstain – 0. Motion carries

**Preliminary Hearings:**

**a. None.**

**Public Hearings:**

**a. BZA23-002 HP Munster Investment LLC seeking multiple variances from TABLE 26-6.701.B WALL SIGN SPECIFIC STANDARDS to permit two nonconforming signs on a Hyatt Place Hotel at 9420 Calumet Avenue.**

The applicant has requested a continuance of this public hearing to August 8, 2023.

**Motion:** Mr. Raffin moved to continue the public hearing for BZA Docket No. BZA23-002 until August 8, 2023.

**Second:** Ms. Mayer

**Vote:** Yes – 5 No – 0 Abstain – 0. Motion carries.

**b. BZA23-006 The School Town of Munster is seeking multiple variances from TABLE 26-6.701.B WINDOW SIGNS SPECIFIC STANDARDS and WALL SIGNS SPECIFIC STANDARDS to permit multiple nonconforming signs on Wilbur Wright Middle School at 8650 Columbia Avenue.**

Mr. Buksa said this was presented in a preliminary hearing last month. He opened the public hearing. There were no comments or remonstrants. He closed the public hearing.

Mr. Heller, who operates the School Town of Munster, introduced himself. Ms. Mayer asked him which of the approximately 15 variances being sought were musts rather than wants. Mr. Heller said they are all wants; they all provide a complete theme to the building. With approval of all the requests, they will update all the fonts; the color schemes will be the same throughout and around the building. The penthouse, however, was recently painted and is in good shape. Mr. Specht said there is nothing more that provides school spirit than the signs that they are providing. Ms. Mayer recalled when she was in high school, the hallways were gray, the floors were gray, the ceiling was white, and the lockers were gray. She agrees with what the petitioners are trying to do, however, it may be over the top. If they got approval, would they complete everything they are proposing at one time? Mr. Heller said that once it is contracted out, they would like to do it all. It is going to be on budget, they have budgeted money for this. That budget may not cover everything, so they may have to pick and choose. Once they get approval, that will allow it to go out for bid and they'll see what the total cost will be.

**Motion:** Mr. Specht moved to approve the requested sign variances as presented in BZA Docket No. 23-006.

**Second:** Mr. Raffin

**Vote:** Yes – 5 No – 0 Abstain – 0. Motion carries

**Findings of Fact: None**

**Additional Business/Items for Discussion: None**

Mr. Buksa asked if there could be a report produced for the next meeting to address the discussion and the possibility of a more relaxed zoning code in the area that includes schools. This topic was raised in both the preliminary and public meetings relating to BZA Docket No. 23-006 and the need for sign variances sought by Munster schools. Ms. DiTommaso acknowledged this request.

**Next Meeting:** Mr. Buksa announced the next regular business meeting will be held August 8, 2023.

**Adjournment:**

**Motion:** Mr. Raffin moved to adjourn.

**Second:** Mr. Specht

**Vote:** Yes –5 No – 0 Abstain – 0. Motion carries.

Meeting adjourned at 6:59 pm

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Chairman Daniel Buksa  
Board of Zoning Appeals

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Date of Approval

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Executive Secretary Dustin Anderson  
Board of Zoning Appeals

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Date of Approval