

MUNSTER BOARD OF ZONING APPEALS
MINUTES OF REGULAR BUSINESS MEETING
Meeting Date: February 13, 2024

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

Call to Order: 6:46 pm

Pledge of Allegiance

Members in Attendance:

Roland Raffin
Brad Hemingway
Jennifer Johns
Ed Pilawski
Jonathan Petersen, Liaison

Members Absent:

Sharon Mayer (With Notice)

Staff Present:

Sergio Mendoza, Planning Director
David Wickland, Attorney

Approval of Minutes:

a. January 9, 2024, Draft Minutes

Motion: Mr. Hemingway moved to approve the January 9, 2024, minutes as presented.

Second: Mr. Pilawski

Vote: Yes – 4 No – 0 Abstain – 0. Motion carries.

Preliminary Hearings: None

Public Hearings: None

Findings of Fact:

a. BZA23-012 Dave DeRolf received a Developmental Standards Variance to allow a fence to be installed 14' from the house to the property line at 8649 Greenwood Avenue.

Motion: Mr. Hemingway moved to approve the Findings of Fact for BZA Docket No.23-012.

Second: Mrs. Johns

Vote: Yes – 4 No – 0 Abstain – 0. Motion carries.

b. BZA23-013 Steve Coppolillo for Rosebud Steak House received a Developmental Standards Variance to allow one additional Awning sign along the Drive Aisle Facade at 9601 Calumet Avenue, Ste D.

Motion: Mr. Hemingway moved to approve the Findings of Fact BZA Docket No. 23-013.

Second: Mr. Pilawski

Vote: Yes – 4 No – 0 Abstain – 0. Motion carries.

- c. **BZA23-014 Nicholas Georgiou for ONSI (Orthopedic Specialists of Northwest Indiana) received three Developmental Standards Variances for building setbacks, primary entrance location, and off-street parking at 9900 Columbia Avenue. The variance for frontage buildout building materials was denied. The variance for sidewalks was denied. The variance for screening was deferred to the Plan Commission.**

Motion: Mr. Hemingway moved to approve the Findings of Fact for BZA Docket No. 23-014.

Second: Ms. Johns

Vote: Yes –4 No – 0 Abstain – 0. Motion carries

Continued Discussion Items/Other Business: None

Next Meeting: Mr. Raffin announced the next regular business meeting will be held on March 12, 2024, at 6:45 pm.

Adjournment:

Motion: Mr. Hemingway moved to adjourn.

Second: Ms. Johns

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

Meeting adjourned at 7:36 pm

Chairman Raffin welcomed the Munster High School students in attendance. He explained how members of the Board are business professionals in the private sector, who want to offer their knowledge and expertise for the good of the community. He explained the stages of the Board of Zoning Appeals process and how to access information relating to each. The students were encouraged to ask questions that the Board members answered.

Chairman Roland Raffin
Board of Zoning Appeals

Date of Approval

Executive Secretary Sergio Mendoza
Board of Zoning Appeals

Date of Approval