

**MUNSTER BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY, MARCH 25, 2008, 7:00 P.M.**

Call meeting to order - The meeting was called to order at approximately 7:00 p.m. by Sharon Mayer, Chairperson of the Board of Zoning Appeals.

<u>Roll call</u> -	<u>Members present:</u> William Baker Joseph Simonetto Richard Lasky Stuart Friedman Sharon Mayer	<u>Members absent:</u>	<u>Staff present:</u> Steve Kennedy James Mandon
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Approval of Minutes – Mr. Friedman and Mr. Baker pointed out some typos in the draft minutes. Mr. Simonetto made a motion to approve the meeting minutes of February 26, 2008, as amended. The motion was seconded by Mr. Lasky, and then approved by unanimous vote of the members present.

Preliminary Hearings –

Petition 08-005 – Candice Szewka, 8422 Parkview, presented a request for a lot coverage variance to install an above ground pool in the rear yard on property zoned R1. She said she might be making minor changes to the request as to the exact location of the pool in order to avoid removal of a tree. She also said that NIPSCO would not require her to have an underground electric service. Mr. Mandon said he would check to make sure that other variances were not necessary as they could be added to the existing petition. Mr. Lasky made a motion to move this petition to public hearing in April. The motion was seconded by Mr. Simonetto, and then approved by a unanimous vote of the members present.

Public Hearings –

Petition 08-03 – John and Dennis Larson, Diversified Real Estate, explained their request for a Special Use to permit a drive-thru window for Dunkin Donuts on property south of the Munster Animal Clinic and north of the CVS sites on Calumet Avenue, zoned C1. He submitted a landscape drawing showing the screening of the drive-thru, which is currently on the west side of the building. Several members of the Board voiced concern about cars stacking in front of the other shops in the center and blocking the access to and from parking. Mr. Lasky said that perhaps this arrangement could be tried for a few months and then reassessed. Mrs. Mayer said that it did not appear as though the petitioner could improve the stacking issue because they do not own the property where the next drive is located. Mr. Friedman said he was concerned about safety of customers in the parking lot and handicapped accessibility. He said that if the drive-thru was on the east side, then many of these problems would be avoided. Then the stacking would be behind the building and not in the way of parking for the rest of the stores. Mr. Larson said the stacking, if it does occur, would be on private property and not on Calumet Avenue. Mrs. Mayer opened the public hearing. Jeff Brant, a resident on Victoria Court spoke in favor of the development, saying that it may alleviate a stacking problem at the Dunkin Donuts north of Ridge on Calumet. Since no one else from the audience wished to speak, the public hearing was closed. Mr. Simonetto said that there were too many questions pending to act on this petition and that the petitioner should be given enough time to talk to the owner of the proposed Animal Hospital about the use of their property to access. He then made a motion to table this petition to the April 22 meeting. The motion was seconded by Mr. Lasky, and then approved by a 4 to 0 vote, with Mr. Baker abstaining.

Findings of Fact –

Petition 08-01 – Mr. Lasky made a motion to approve the findings for a developmental standards variance to add signage to the People’s Bank office building at 9204 Columbia Avenue. The motion was seconded by Mr. Simonetto, and then approved by unanimous vote of the members present.

Adjournment - The meeting was adjourned by Mrs. Mayer at approximately 7:40 p.m.

_____ Date _____
Sharon Mayer, Chairperson, Munster Board of Zoning Appeals