

**MUNSTER BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY, MAY 22, 2007, 7:00 P.M.**

Call meeting to order - The meeting was called to order at approximately 7:00 p.m. by Joseph Simonetto, Chairman of the Board of Zoning Appeals.

<u>Roll call</u> -	<u>Members present:</u>	<u>Members absent:</u>	<u>Staff present:</u>
	Sharon Mayer		Steve Kennedy
	Joseph Simonetto		James Mandon
	Richard Lasky		
	Stuart Friedman		
	William Baker		

Approval of Minutes – Mrs. Mayer made a motion to approve the meeting minutes of March 27, 2007. The motion was seconded by Mr. Lasky, and then approved by unanimous vote of the members present.

Preliminary Hearing -

Petition 07-04 – David Buls representing Café Borgia explained the request for a special use to permit outdoor dining, located at 10118 Calumet Avenue, on property zoned C1. Mr. Simonetto asked to see a landscaped plan at the next meeting. Mr. Friedman asked about handicapped accessibility throughout the facility both in and outdoor. Mr. Baker suggested taller landscaping than what Mr. Buls was describing, for both privacy and access control. Mrs. Mayer made a motion, seconded by Mr. Friedman, to move this petition to public hearing at the June 26 meeting. The motion was approved by unanimous vote of the members present.

Petition 07-005 – Thomas Kuhn, representing the Lake County Public Library reviewed a request for a Developmental Standards Variance to the front set back, located at 8701 Calumet Avenue, on property zoned R-2. Mr. Simonetto asked how this would help the operation at the site, to which Mr. Kuhn said that it would centralize the center desk area so that employees could better view all parts of the building. Also it would reduce the main entrance to only one door, and provide enough room for a new children's room. Mr. Friedman asked about the book drop-off area. Mr. Kuhn said the drop-off box would be about the same distance from the parking lot as currently, and that persons returning books will have the added choice of a drive-thru book drop on the east side of the building once the improvements are completed. Mrs. Mayer made a motion, seconded by Mr. Friedman, to move this petition to public hearing at the June 26 meeting. The motion was approved by unanimous vote of the members present.

Public Hearing –

Petition 07-03 – Russ Bereolos, American Family Insurance, request for a variance to place a sign on an existing pole, located at 8142 Calumet Avenue, on property zoned C1. Mr. Kennedy said that it was his understanding that Mr. Bereolos sent the required letters and ad in time for the public hearing, but did not post the sign. Therefore, the public hearing must be postponed until the June 26 meeting. Mr. Simonetto asked if there was anyone in the audience who would like to speak on this matter. Mrs. Baris, representing Community Pet Hospital, filed written objection to the petition. Mr. Mandon said they were received after the agenda was sent out to members, but copies would be in the June meeting packet. Mr. Lasky made a motion, seconded by Mrs. Mayer, to continue the public hearing at the June 26 meeting. The motion was approved by unanimous vote of the members present.

Findings of Fact –

Petition 07-02 – Munster Animal Hospital, request for a special use pertaining to an outdoor exercise area, for a new building to be located at 9460 Calumet Avenue, on property zoned C1. Mrs. Mayer made a motion, seconded by Mr. Friedman, to approve the Findings of Fact as presented. The motion was approved by unanimous vote of the members present.

Adjournment - The meeting was adjourned by Mr. Simonetto at approximately 7:35 p.m.

Joseph A. Simonetto, Chairperson, Munster Board of Zoning Appeals

Date