

**MUNSTER BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY, APRIL 24, 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 07-03 – Russ Bereolos, American Family Insurance, described his request for a variance to place a sign on an existing pole, located at 8142 Calumet Avenue, on property zoned C1. Mr. Simonetto asked if the lack of visibility has translated into a tangible loss of business, to which Mr. Bereolos stated yes. Mr. Bereolos said he had a temporary inflatable sign which improved visibility and increased sales by 30% in one week. Mr. Friedman asked to see the photographs of the sign. Mrs. Mayer asked if a larger lighted sign on the front of the building would accomplish the same thing. Mr. Bereolos said that he did not think so. Mr. Friedman and Mr. Baker asked about the frequency of drive by business, and whether more or different advertising would help. Mr. Bereolos said the sign he is requesting seems to be the best way in his opinion to increase business. Mrs. Mayer made a motion, seconded by Mr. Baker, to move this petition to public hearing at the May 22 meeting. The motion was approved by unanimous vote of the members present.

Public Hearing –

Petition 07-02 – Dennis Koulic, Bob Edwards, and Dennis Larson, representing the Munster Animal Hospital, explained their 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. Mr. Simonetto asked if there would be an exterior gate, to which Mr. Edwards stated no. Mr. Friedman questioned the impact on the lot to the east and the type of fencing to be used. Mr. Simonetto asked how many dogs would be in the area at one time, to which Mr. Edwards said up to 5 dogs on average but no more than 8. Mrs. Mayer asked if a solid fence would serve as a better screen instead of a more open fence as proposed, and if only health dogs would be taken outside. Mr. Edwards said the fence being proposed is more expensive and looks much better than wood or PVC. He said only health dogs would be taken outside. Mr. Baker said that the timing of when the dogs were outside was important and said he would like to place limitations if the petition is recommended to the Council. Mr. Simonetto opened the public hearing. Mr. Roland Raffin, 10230 Windsor Place, stated that he favors the proposed fence rather than wood or PVC, and said he would like to see extensive landscaping outside the fence to set the tone for the rest of the commercial buildings which will be built adjacent to the Animal Clinic. Since no other member of the public wished to speak, Mr. Simonetto closed the public hearing. Mr. Baker made a motion, seconded by Mr. Friedman, to send a favorable recommendation to the Town Council with the following conditions: a maximum number of seven (7) dogs at any one time in the outside area, the exterior of the fence shall be extensively landscaped, and the hours of operation for the outside area shall be limited to 8 am to 6 pm.

The motion was approved by unanimous vote of the members present.

Adjournment - The meeting was adjourned by Mr. Simonetto at approximately 7:30 p.m.

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

Date