

**MUNSTER BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 26, 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.

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| <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. Simonetto made a motion to approve the meeting minutes of January 22, 2008. The motion was seconded by Mr. Baker, and then approved by unanimous vote of the members present.

Preliminary Hearings –

Petition 08-02 – 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. They said the drive-thru is currently on the west side of the building. Mr. Friedman asked why it wasn't on the east side. Then the stacking would be behind the building and not in the way of parking for the rest of the stores. Mr. Larson said Dunkin Donut needed the direct exposure on Calumet Avenue. Mr. Baker said he was abstaining on this petition since he had a business relationship with the development. Mrs. Mayer asked how many commitments the owners had for the units. Mr. Larson said besides Dunkin Donut, they have commitments from a day spa, pizza place, and hair salon, and interest from others, but no commitment. Mr. Simonetto made a motion to move this petition to public hearing in March. The motion was seconded by Mr. Lasky, and then approved by a 4 to 0 vote, with Mr. Baker abstaining.

Public Hearings –

Petition 08-01 – Tim Overmeyer, representing Vanadco Signs explained the request for a developmental standards variance to add signage to the People's Bank office building at 9204 Columbia Avenue. He said the requested sign would be located on the west wall and is intended to be seen by traffic on Calumet Avenue. Mr. Simonetto asked if customers were having trouble finding the bank, to which Mr. Overmeyer said that the bank feels as though their exposure from Calumet Avenue is insufficient. Mrs. Mayer opened the public hearing. Since no one from the audience wished to speak, the public hearing was closed. Mr. Baker asked Mr. Mandon why a variance was necessary, to which Mr. Mandon said that since the street to the west of the office building is private, the bank did not qualify for extra signage for corner lots. As a result, a variance is necessary. Mr. Friedman made a motion to approve this petition. The motion was seconded by Mr. Lasky, and then approved by a 4 to 1 vote with Mr. Simonetto voting no.

Findings of Fact –

Petition 07-014 – Precision Homes request for a developmental standards variance to encroach in the required side yard with the construction of a new house in Cobblestone, at 1111 Cornwallis Lane, on property zoned R1. Mr. Lasky made a motion to approve the findings. The motion was seconded by Mr. Simonetto, and then approved by unanimous vote of the members present.

Petition 07-015 - Precision Homes request for a developmental standards variance to encroach in required side yard with the construction of a new house in White Oak Estates, at 10016 Sequoia, on property zoned R1. Mr. Lasky made a motion to approve the findings. 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 7:30 p.m.

Sharon Mayer, Chairperson, Munster Board of Zoning Appeals

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