



City of La Porte Board of Zoning Appeals Meeting Minutes	
Tuesday, December 10, 2024 at or after 6:00 PM Immediately upon conclusion of the Plan Commission Meeting	
City Hall Council Chambers, 801 Michigan Ave.	
www.cityoflaporte.com	(219) 362-8260

A meeting of the City of La Porte Board of Zoning Appeals (“BZA”), was held at City Hall on Tuesday, September 10, 2024 at the hour of 6:00 PM, (“local time”), pursuant to notice duly given in accordance with the rules of the Commission and the Indiana Open Door Law.

ITEM 1. Call Meeting to Order

The meeting was called to order by Chair Pete Saunders at 6:15 PM.

ITEM 2. Roll Call & Determination of Quorum

On a call of the roll, the members of the BZA were shown to be present or absent as follows:

Members Present:	Members Absent:	Staff Present:
Vice Chair, Brian Kajer	Chair, Pete Saunders	Mark Worthley, BZA Attorney
Vickie Gushrowski	Mark Danielson	David Heinold, City Planner
Nate Loucks		Josette Schoof, Eng. Coord.

ITEM 3. Approval of Minutes: October 8, 2024, BZA Meeting Minutes.

Vice Chair, Brian Kajer called for any changes or corrections to the October 8, 2024, Meeting Minutes. There being no changes or corrections to the meeting minutes, Vickie Gushrowski made a motion to approve the October 8, 2024, Meeting Minutes and the motion was seconded by Nate Loucks. A roll call vote was taken. The motion passed 3-0.



ITEM 4. Special Exception Use # 24-02 Petition

to Allow Amusement Establishments – Golf Studio and Pro Shop;
and Inflatable Bounce Houses, Arcades, and Party Room Rental
Spaces

Type of Request: Special Exception Use

Staff Report: David Heinold

APPLICANT

Name – David Lewis

PROPERTY OWNER

Name – Perge, Inc.

PREMISES AFFECTED

Parcel Number - 46-10-02-110-002.000-043 and 46-10-02-109-007.000-043 46-10-02-110-001.000-043 and 46-10-02152-001.000-043				
Actual/approximate address or location from major streets – 520 Eggebrecht Road				
Total Acreage – 6.70 acres		Flood Zone on Site? - No		
Zoning of Subject Property – B2		Use of Subject Property – Single Family Dwelling/Vacant		
Zoning of Adjacent Properties	North: B2	South: B2	East: B2	West: B2
Land Use of Adjacent Properties	North: Abandoned Railroad	South: Retail Building	East: Warehouse	West: Warehouse



ITEM 5. Variance of Development Standards # 24-10 Petition

to Reduce the Minimum 5 Foot Deep Greenbelt Between the Parking Lot and Public Right of Way to 0 Feet in Front Yard; And Reduction in the Off-Street Parking Spaces from 2 to 1 Per Amusement Station

Type of Request: Variance of Development Standards

Staff Report: David Heinold

APPLICANT

Name – David Lewis

PROPERTY OWNER

Name – Perge, Inc.

PREMISES AFFECTED

Parcel Number - 46-10-02-110-002.000-043 and 46-10-02-109-007.000-043
46-10-02-110-001.000-043 and 46-10-02152-001.000-043

Actual/approximate address or location from major streets – 520 Eggebrecht Road

Total Acreage – 6.70 acres

Flood Zone on Site? - No

Zoning of Subject Property – B2

Use of Subject Property – Single Family Dwelling/Vacant

Zoning of Adjacent Properties

North: B2

South: B2

East: B2

West: B2

Land Use of Adjacent Properties

North: Abandoned Railroad

South: Retail Building

East: Warehouse

West: Warehouse

Applicant Presentation

David Lewis of 2762 South 350 west La Porte Indiana mentioned that the owners of the property declined to sell the property to him.

Staff Presentation

David Heinold, City Planning, mentioned that petition item numbers four and five have been withdrawn.



ITEM 6. Variance of Development Standards # 24-11 Petition to Allow 41 inch by 144 inch Roof Sign Above the Roof Line
Type of Request: Variance of Development Standards
Staff Report: David Heinold

APPLICANT

Name – Signarama Valparaiso (Austin Svihlik)

PROPERTY OWNER

Name – Monroe LaPorte LLC

PREMISES AFFECTED

Parcel Number - 46-11-06-178-008.000-058				
Actual/approximate address or location from major streets – 2910 Monroe Street				
Total Acreage – 2.13 acres		Flood Zone on Site? - No		
Zoning of Subject Property – B1		Use of Subject Property – Medical/Office		
Zoning of Adjacent Properties	North: R1C	South: R1B	East: B1	West: B1
Land Use of Adjacent Properties	North: Single Family Dwellings	South: Single Family Dwellings	East: Retail Commercial	West: Funeral Home

Applicant Presentation

Austin Svihlik with Signarama of 1205 Calvin Avenue Valparaiso, Indiana mentioned that he is present to allow a 41-inch by 144-inch roof sign above the roof line.

Staff Presentation

David Heinold, City Planning, mentioned ITEM 6. Variance of Development Standards # 24-11 Petition is to allow a 41-inch by 144-inch roof sign above the roof line at 2910 Monroe Street. David mentioned the placement and location of the sign. David Heinold mentioned the reason for requesting the variance is because the ordinance currently does not allow signs to be located above the roof line. David Heinold mentioned that the staff does find that the main structure is set back away from the front entry way and that the roof sign will be located at the lowest point of where the main structure roof is. David Heinold mentioned that the position of the sign will be subtle and will not overpower the main structure. David stated that the ordinance does allow the business to have a maximum 10% of a wall, a maximum of 100 square feet wall area that includes window signs. David mentioned that the sign will be about 40 square feet in total. David Heinold mentioned that the sign will be over 150 feet away from the public right of way. David Heinold stated that staff recommends approval of the petitioner's request to allow 41-inch by 144-inch sign above the roof line.

Board Discussion/Action

Nate Loucks asked if the city code is not typically allowed for these types of signs, then what is the purpose of the code.

David Heinold explained that it prohibits signs that extend beyond the plane of the structure.

Nate Loucks asked if the city would be ok if the other businesses on Monroe that are closer to Boyd Boulevard had a similar request.

David Heinold replied with a variance request, each one would be on a case-by-case basis and each particular building would present a different case.

Nate Loucks expressed concern about setting a precedent for allowing the variance of one building and not others when all the other buildings have a similar aesthetic. Nate Loucks asked if a sign is near the road for the company.

David Heinold replied that there is an existing monument sign.

Nate Loucks asked if this would be their second sign.

David Heinold replied that it will be above the roof.

Public Comment

Vice Chair, Brian Kajer opened the meeting to public comment and called for public comments either for or against the variance petition.

There being no public comment for or against the variance petition, Brian Kajer closed the floor to public comment.

Vickie Gushrowski made a motion to **Variance of Development Standards # 24-11 to allow a 41 inch by 144 inch Roof Sign Above the Roof Line** and the motion was seconded by Nate Loucks. A roll call vote was taken. The motion passed 3-0.

Yes Brian Kajer

Yes Nate Loucks

Yes Vickie Gushrowski

Variance of Development Standards # 24-11 Petition - Approved.

ITEM 7. Old Business

There was no old business.

ITEM 8. New Business

There was no new business.

ITEM 9. Other Business

A. Public Comments on Non-Agenda Items

There was no public comment on non-agenda items.

ITEM 10. Adjournment

Nate Loucks made a motion to **adjourn**, and the motion was seconded by Vickie Gushrowski. The motion to **adjourn** passed 3-0. The meeting was **adjourned** at 6.11 pm.

Brian Kajer, Vice Chair

Josette Schoof, Secretary