

**CHESTERTON BOARD OF ZONING APPEALS  
DECEMBER 29, 2014  
6:30 P.M.**

The meeting was called to order at 6:30 p.m. Present were members F. Owens, T. Browne, J. Kowalski and President R. Corder. Member S. Niepokoj was absent. Attorney J. Paulson was in attendance as legal representation. The pledge of allegiance was recited.

**APPROVAL OF MINUTES**

Member J. Kowalski moved approval of the minutes from November 25, 2014 seconded by member T. Browne and passed by unanimous voice vote.

**PRELIMINARY HEARINGS- None**

**PUBLIC HEARINGS**

**Wake Robin, Inc., an Indiana Corporation requesting a Use Variance to operate a natural stone (granite, marble and quartz) cutting and fabricating business with a showroom.**

**Petition 14-08** Rules for conducting a public hearing were read aloud. The secretary verified proof of notification, publication and payment. Attorney G. Babcock was present as legal representation for the petitioner. He was accompanied by Patrick and Tammy Poland of HP Construction Services, Inc. They have entered into a contract to buy the remaining three buildings of Pioneer Lumber. The Poland's have a construction business but they also have HP Granite. HP Granite purchases natural stone in slab form then cuts and polishes to specifications used for countertops and vanities. The buildings would provide enough space for a showroom, machinery and storage area. The parcel is Zoned B-3.

Mr. Patrick Poland was present he said they have been in business about 2 years and would be excited to move their business to Chesterton. Their hours of operation are usually from 6:00 a.m. till 2:30 p.m. for the fabricators with the showroom being opened at 9:00 a.m. till early evening.

Attorney G. Babcock said they would also be in front of the Chesterton Plan Commission for plattage of property because the portion of property being purchased is just a piece of a piece. They would be creating a new lot. The smaller building located on the east side of the parcel would be torn down. The existing sign is on this lot and HP Granite would be utilizing that sign. He respectfully requested the board to consider accepting the Findings of Fact and granting the use variance request.

There was no one present to speak in support of the petition.

There was no one present to speak in opposition to the petition. The public comment portion of the public hearing was declared closed.

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Attorney J. Paulson said the petition was in order.

Member F. Owens said the use fits the location.

Member T. Browne was in agreement. He asked if HP Granite intended on keeping their materials inside.

Mrs. Poland said that was their goal. She said they would receive deliveries once and maybe twice per week.

Member F. Owens moved to close the public hearing accept the Findings of Fact and grant the use variance seconded by member T. Browne and passed by unanimous roll call vote of 4 to 0.

**Andrew H. Gatewood and Dawn K. Gatewood requesting a variance to operate a full service plumbing and heating business including a showroom. Petition 14-09** The secretary verified proof publication, notification and payment. Attorney G. Babcock was present as representation for the petitioner. Brian Bartoszek of Trapmasters Plumbing, LLC. accompanied him. Attorney Babcock clarified that the petition had been amended to include heating. Mr. Bartoszek's business currently doesn't operate a heating service but including the heating specification in the variance would make good business sense if the business was ever sold. In 2011 the BZA granted a use variance for a motorcycle/auto repair shop and uses listed under an automotive description. Since that time the motorcycle/auto repair business has vacated the building. The Gatewood's now have an opportunity to sell the property but a variance is required to operate the plumbing business. The property is Zoned R-3.

Mr. Brian Bartoszek of 330 Woodlawn, Porter, IN. was present. He said Trapmasters Plumbing has been in business in our community for 10 years and this new location would allow his business to grow. The building they currently operate out of is very small and they don't have the space to stock inventory. He said this location would save time and money because he won't have to run to get supplies as often. He said the shop would be empty most of the day as employees would only be there to clock-in in the morning, get work assignments and supplies and head out for the day. He said they might also consider having small plumbing supplies in a showroom area.

Attorney Babcock said this is a great opportunity to get the building active in an oddly zoned area. He respectfully requested the board to consider accepting the Findings of Fact and granting the use variance request.

There was no one present to speak in support of the petition.

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There was no one present to speak in opposition to the petition. The public comment portion of the public hearing was declared closed.

Attorney J. Paulson said the petition was in order.

Member T. Browne said this was a good use of this parcel. He hoped to see the business grow in the new location.

Member F. Owens moved to close the public hearing accept the Findings of Fact and grant the use variance request seconded by member T. Browne and passed by unanimous roll call vote of 4 to 0.

**OLD BUSINESS- None**

**NEW BUSINESS- None**

**MISCELLANEOUS BUSINESS**

Members of the board acknowledged member Niepokoj for his years of service on the board.

**ADJOURNMENT**

There being no further business before the board member F. Owens moved adjournment seconded by member T. Browne and passed by unanimous voice vote. The meeting adjourned at 7:00 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

President