

**CHESTERTON BOARD OF ZONING APPEALS
DECEMBER 21, 2021
6:30 P.M.**

The meeting was called to order at 6:30 P.M. Present were members R. Riley, F. Owens, J. Carney and president J. Kowalski. Member J. Ackerman was absent. Attorney C. Parkinson was present as legal representation. Town Engineer M. O'Dell was in attendance. The pledge of allegiance was recited.

APPROVAL OF MINUTES

Member R. Riley moved approval of the minutes from October 28, 2021 seconded by member J. Carney and passed by unanimous voice vote.

PRELIMINARY HEARINGS

AKB Rental Properties requesting a variance to reduce lot width from 75 feet to 50 feet, a variance of 25 feet. A second variance is requested to reduce the minimum lot area from 9500 square feet to 6100 square feet, a reduction of 3400 square feet on Lot 3. **Petition 21-13**

AKB Rental Properties requesting a variance to reduce lot width from 75 feet to 50 feet, a variance of 25 feet. A second variance is requested to reduce the minimum lot area from 9500 square feet to 6100 square feet, a reduction of 3400 square feet on Lot 4. **Petition 21-14**

Brian Lewandowski was present he is the appointed Power of Attorney for the petitioner. He was accompanied by Kevin Ortiz from Chesterton High School, the teacher in the Building Trades program. Red Stone from the Duneland School Board was also present. Brian told the board he is currently working in conjunction with the building trades program on the completion of a residential home located on Lot 5 Tower Street in Lahayn/Crocker. It is Mr. Lewandowski's intention to have the building trades program construct "triplets" by adding two additional residential homes the same as the home located on Lot 5. He told the board that back when the residential construction started on Lot 5 it was a buildable lot. As a youngster he was a part of the Portage Building Trades program, which is why he sees this as a great way to support his community and encourage young highschoolers to pursue a career in the trades. If the board grants the variances for each lot, he would complete the transaction of purchasing the lots. He would continue his involvement with the program overseeing the construction of two future homes. Having the two lots would ensure the programs viability for at least three years. He was unsure if in the end he would sell the homes or keep them. He respectfully requested the board to consider setting these two petitions for public hearing at the January 27, 2022 meeting.

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Attorney C. Parkinson requested a copy of the deed to make it clear who the petitioner would be. He noted that the current petitioner is, AKB Rental Properties and Amy Bratcher signed the power of attorney. These are two separate entities.

Town Engineer M. O'Dell noted that there is no proposed concrete. He wanted Mr. Lewandowski to consider an end users desire for a patio, shed, driveway or sidewalk to the mailbox.

Mr. Lewandowski said he was considering a paver patio and gravel driveways to keep down the lot coverage. He noted that the surrounding neighborhood has lot coverage issues and the majority of the houses are built on 50-foot lots.

There was some additional conversation regarding road cuts, front and back driveways and alley access. In the end Mr. Lewandowski said he would take that under advisement and might amend his petition. He would work in conjunction with M. O'Dell.

President J. Kowalski raised the question of funding as it might relate to Duneland Trades and Porter County vocational. He questioned if the homes were sold for profit if the monies would go back into the program.

Kevin Ortiz the Building Trades Instructor at Chesterton High School commented that at this time with the prices of lots and the cost of materials, they were just very excited to have the ability to work with Brian in a safe and convenient location. There are currently 32 kids in the trade program.

Red Stone from the Duneland School Board echoed the same support for the program. He considered it a huge benefit to the community in many ways.

Mr. Lewandowski said he would work in conjunction with Town Engineer M. O'Dell and understood that any amendments to the two identical petitions and supporting documents would need to be submitted by January 10, 2022.

Member R. Riley moved to set the two Petitions 21-13 and 21-14 for public hearing at the January 27, 2022 meeting. The motion was seconded by member F. Owens and passed by unanimous voice vote.

Additionally, member R. Riley commented on the property improvements made by Mr. Lewandowski on the garages located on the corner of Calumet Rd. and Porter Ave. "It's an attractive upgrade."

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PUBLIC HEARINGS- None

OLD BUSINESS- None

NEW BUSINESS- None

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no additional business before the board, member F. Owens moved adjournment, seconded by member R. Riley and passed by unanimous voice vote. The meeting adjourned at 7:10 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

President,