



LAPORTE COUNTY BOARD OF ZONING APPEALS

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ANNEMARIE POLAN
Building Commissioner

August 20, 2013

Dear Members:

The regular meeting of the La Porte County Board of Zoning Appeals was held Tuesday, August 20, 2013, at 6:00 p.m. in the Assembly Room of the County Complex.

MEMBERS PRESENT: Dwayne Hogan Wally Pritz
 Glen Minich Candice Nelson
 Melissa Mullins Mischke

OTHERS PRESENT: Annemarie Polan, Recording Secretary, Attorney Doug Biege;
Darlene Pavey, Secretary

Dwayne Hogan asked to please stand for the Pledge and remain standing for a moment of silence for our past Building Commissioner, Ray Hamilton, who passed away.

Pledge of Allegiance.

Dwayne Hogan entertained a Motion for the approval of meeting minutes of July 16, 2013.

Melissa Mullins Mischke made a Motion to approve the meeting minutes as presented. Candice Nelson seconded.

Dwayne Hogan asked if there were any questions, comments, or concerns.

All approved. Motion carried 5-0.

- 1. The Petition for Kody Kubik seeks a "Use Variance" to sell used car parts to core buyers in Chicago, Illinois and South Bend, Indiana, and scrap the vehicles from his residence. This property is located at 0789 W. 350 N., La Porte, Center Twp., zoned Agricultural. (This matter was tabled from the July 16, 2013 meeting to August 20, 2013 at 6:00 p.m..)**

Dwayne Hogan said that he needs a Motion to take this off the table.

Melissa Mullins Mischke made a Motion to take this off the table. Candice seconded.

7-16-2013 BZA Minutes

All approved. Motion carried 5-0.

Dwayne Hogan asked for Petition No. 1 this evening.

Attorney Biege said that notice is correct.

Dwayne Hogan asked for name and address for the record.

Kody Kubik, 0789 W. 350 N., La Porte.

Dwayne Hogan asked Mr. Kubik what he would like to do this evening.

Mr. Kubik said that he is here just to explain himself. Mr. Kubik that he is not here for the variance because obviously he's not going to get it. Mr. Kubik said that none of his neighbors have ever come to him with a problem – this is all new to him. Mr. Kubik said that they never came and asked what he was he was doing – they just assume stuff. Mr. Kubik said that he doesn't care about the variance; he just wants to explain himself.

Mr. Kubik said that he pretty much buys junk cars; he takes off the converters, all mirrors, batteries and aluminum rims. Mr. Kubik said that he has no intentions of starting a junk yard. Mr. Kubik said that he thinks that a lot of these people thought he was trying to make a junk yard out of his house. Mr. Kubik said that at one time he had a lot of cars – probably about fifteen (15). Mr. Kubik said that scrap prices were low – he owns a few acres and he put them in the back and waited for scrap prices to go back up and was trying to get a little bit better than his competition. Mr. Kubik said that none of the neighbors said anything – they never came to him with a problem – he figured that someone would have stopped me and said something.

Mr. Kubik said that there are five (5) or six (6) cars left now. Mr. Kubik said that he plans on putting a pole barn up in the spring and putting a fence around the area where he leaves the cars. Mr. Kubik said that this is more than a hobby then a business for him – he just does it on the weekends. Mr. Kubik said that he works two jobs, one at UPS and American Signature. Mr. Kubik said that usually the vehicles stay about a week.

Mr. Kubik said that he's just kind of frustrated with the problem. Mr. Kubik said that he's talked to them – he's new to the neighborhood and moved in around March 1st. Mr. Kubik said that he guesses they already have their kind of own clicks together.

Dwayne Hogan asked Mr. Kubik if he understands correctly that you don't want the variance tonight.

Mr. Kubik said no – they have a petition and all kinds of other stuff. He's just here to explain himself.

Attorney Biege asked Dwayne Hogan if he wanted the record to show that he withdrew his Petition.

Mr. Kubik asked if he bought a junk car, how long could he have that junk vehicle on his property.

Attorney Biege told Mr. Kubik said that he would suggest that you approach the Building Commissioner at another time -- it's also a fact sensitive question too.

Mr. Kubik thanked the Board.

Dwayne Hogan said that Petition No. 1 has officially been withdrawn from any remonstrators.

2. **The Petition for Elaine Wallis** for continue placement of a mobile home. First variance was granted in August, 2007 for three (3) years and the last variance was granted in August, 2010 for three (3) years. This property is located at 8451 N. 500 W., Michigan City, Indiana, Springfield Twp., zoned R1B on 9.830 acres of land.

Attorney Biege said that notice is adequate.

Dwayne Hogan asked for name and address for the record.

Elaine Wallis, 8451 N. 500 W., Michigan City.

Dwayne Hogan asked Ms. Wallis if that is the correct address for this property.

Ms. Wallis stated yes.

Elaine Wallis said that the mail box says 8436 – there is just one mail box for the property and for the property across the street. Ms. Wallis said that they maintain one mail box.

Ms. Wallis said that she owns both pieces of property.

Dwayne Hogan told Ms. Wallis that it was hard to find because of the mailbox.

Melissa Mullins Mischke said that before we get to far she just wants to mention, before we approve your variance again we want to make sure you get an address from the Building Department – a separate address for each location so that 911 and emergency services can find you.

Ms. Wallis said that there is a separate address as far as the postal service in concerned. Ms. Wallis said that if she needs to put up something to show which address ---

Dwayne Hogan told Ms. Wallis if it's an emergency, how are they going to find you.

Melissa Mullins Mischke told Ms. Wallis that she had trouble finding it just driving down the street and she does mapping for a living – it was difficult for her to determine which property was ---

Ms. Wallis said that she understood that odd numbers are on the east.

Melissa Mullins Mischke told Mr. Wallis that not everyone understands that. Melissa said that we want to make sure if we approve this variance that you go ahead and get another address from the Building Department and post it for emergency purposes.

Dwayne Hogan asked Ms. Wallis what she would like to do this evening.

Ms. Wallis said that she would like to continue the variance that she has on the mobile home.

Dwayne Hogan asked Ms. Wallis how long she has been there.

Ms. Wallis said that she has been there for six (6) years.

Dwayne Hogan asked the year of the mobile home.

Ms. Wallis said that it is about fifteen (15) years old now – she's not sure of the exact year.

Dwayne Hogan told Ms. Wallis that he takes it that you don't have any intentions of ever building anything there.

Ms. Wallis said that when she put it there she had intentions of building – of course we had the bad recession and the past couple of years she has had some health problems. Ms. Wallis said that she's afraid building is out of the question anymore for her – she's going to be seventy-seven (77) in a couple of months.

Melissa Mullins Mischke asked Ms. Wallis if she lives there alone.

Ms. Wallis said that her daughter stays with her – she works nights and helps her when she needs help.

Glen Minich told Ms. Wallis that she mentioned that she owned the property across the road that you share a mailbox. Glen asked Ms. Wallis what is on that property.

Ms. Wallis said that there is a home there.

Glen Minich asked Ms. Wallis who lives on that property.

Ms. Wallis said that she has a relative living there and taking care of it.

Dwayne Hogan asked Ms. Wallis if that is her home.

Ms. Wallis said that she owns the property – basically she guesses it's her home too.

Melissa Mullins Mischke asked Ms. Wallis if she's renting that property out.

Ms. Wallis said that she's not renting it out.

Melissa Mullins Mischke asked Ms. Wallis how many acres are across the street.

Ms. Wallis said that there are two (2) acres.

Melissa Mullins Mischke asked Ms. Wallis if she has a little over nine (9) acres.

Ms. Wallis said that there is a little over nine (9) acres where the mobile home is.

Dwayne Hogan asked if there were any questions, comments, or concerns of the Board.

Dwayne Hogan asked if there were any remonstrators here this evening for Petition No. 2.

Dwayne Hogan asked the pleasure of the Board.

Wally Pritz made a motion that the Petition for Elaine Wallis for continued placement of a mobile home be granted for a period of three (3) years renewable, with the stipulation that she post an address for the mobile home. This property is located at 8451 N. 500 W., Michigan City, Indiana, Springfield Twp., zoned R1B. Candice Nelson seconded.

Dwayne Hogan asked if there were any other questions, comments, or concerns on the Motion.

All approved. Motion carried 5-0.

Dwayne Hogan told Ms. Wallis to make sure she gets that address posted.

- 3. The Petition for Angeline & Clinton Cary** to construct a new home with an already existing residence to be used as a guest house. This property is located at 676 E. 700 N., La Porte, Indiana, Galena Twp., zoned Agricultural on twenty (20) acres of land.

Attorney Biege said that these folks have the receipts for the certified mail, but he has no verification of the address for the receipt. Attorney Biege said that he would suggest that we

simply set this Petition on the side for now and he believes they can print these off on line to show proof of mailing and receipt.

Dwayne Hogan asked if we should set this for next month.

Attorney Biege said that he thinks that we maybe able to get this done tonight – just go on to the next Petition.

Dwayne Hogan said that we will put this on the bottom, which would be after Petition No. 11.

- 4. The Petition for USW #9231 by Richard Podkul (purchaser) and Timothy & Debra Griffith (Owners) that the current owners were granted a zoning variance in 2003 to operate a photography studio. Prospective buyers wish to operate a vocational education center at this location. This property has been used as a commercial property since the 1950's. This property is located at 7071 E. State Road 2, New Carlisle, Indiana, Wills Twp., zoned Agricultural.**

Attorney Biege said that the adjoining property owners were all properly notified. Attorney Biege said that the petitioner does not have an affidavit for publication.

Annemarie Polan, Building Commissioner told Attorney Biege that she has the publication.

Attorney Biege said that notice is adequate.

Dwayne Hogan asked for names and address for the record.

Richard Podkul, 3747 S. Wayne Drive, La Porte, Indiana and he is representing United Steel of New Carlisle.

Patrick (inaudible), 54666 Aire Road, South Bend.

Dwayne Hogan asked what they would like to do this evening.

Mr. Podkul said that they're here for a property variance -- a vocational training center, ICA Institute of Career Development with the United Steel Workers. Mr. Podkul said what they do is take fifteen (.15) cents per hour vote and they put that on vocational classes. Mr. Pudkul said that they're here for a variance on the property on 700 East and the corner of US Highway 2.

Dwayne Hogan asked how long they have been doing this?

Mr. Pudkul said since 1993 and they were using the Union Hall which is on Harris Street; they did classes at Ivy Tech, Lake Michigan (inaudible) College. Mr. Pudkul said that they're trying to build their on classes where they can have trainers come in – it would be much cheaper.

Dwayne Hogan asked how big the class size would be.

Mr. Pudkul said that it averages about eight (8) to twelve (12)

Dwayne Hogan asked what the hours would be.

Mr. Pudkul said that probably the earliest it would start would be 7:00 a.m. in the morning and they run sometimes to 7:00 p.m. or 8:00 p.m. Mr. Pudkul said that they have to run dual classes because their workers do shift work. Mr. Pudkul said that they will probably do 8:00 a.m. to 11:00 a.m. and then at night for the day shift would be a 4:00 p.m. to 7:00 p.m. classes.

Melissa Mullins Mischke asked if that is Monday through Friday.

Mr. Pudkul said Monday through Friday only.

Candice Nelson asked Mr. Pudkul how many employees he would have.

Mr. Pudkul said that they have four-hundred (400) employees – bargaining unit and one-hundred fifty (150) management; but this is only the bargaining unit employees. Mr. Pudkul said that they put on customize classes and they can also seek their own degree.

Candice Nelson said maybe she's not asking the right question. Candice asked Mr. Pudkul how many instructors are you going to have.

Mr. Pudkul said that they will probably run one (1) or two (2) classes concurrently and each one has an instructor. Mr. Pudkul said that if they're customize classes they might use an instructor one time, but these instructors are used by the other locals in Burns Harbor and East Chicago.

Mr. Pudkul said that these classes are run like eight (8) week classes; six (6) week classes and twelve (12) week classes. Mr. Pudkul said that there is nothing that goes more than twelve (12) weeks.

Dwayne Hogan asked if there were any remonstrators here this evening for Petition No. 4.

Dwayne Hogan asked if there were any questions, comments, or concerns from the Board.

Wally Pritz asked if they have adequate parking.

Mr. Pudkul said that they have to Petition for more parking. Mr. Pudkul said that it holds about eight (8) to twelve (12) spots and they're going to have to add an additional twenty (20). Mr. Pudkul said that the way it's mapped out, they will probably have to come in on 700.

Dwayne Hogan asked if they would come in off of 700.

Mr. Pudkul stated yes. Mr. Pudkul said between 700 and the farm to the north.

Glen Minich asked Mr. Pudkul if that would be his main entrance off of 700.

Mr. Pudkul stated yes.

Dwayne Hogan asked Mr. Pudkul if they're going to want a sign put up.

Mr. Pudkul said yes – United Steels Workers.

Dwayne Hogan asked the size of the sign.

Mr. Pudkul said similar to what is there now – 6x8

Dwayne Hogan asked if there would be a light on it.

Mr. Pudkul said yes.

Melissa Mullins Mischke asked if that would be a 6x8 lighted sign.

Mr. Pudkul stated yes.

Dwayne Hogan asked if there were any other questions from the Board.

Wally Pritz asked if that was a sign on 700.

Mr. Pudkul said that right now the sign is on Highway 2 on the south side of the existing building. Mr. Pudkul said that is where they would probably put that sign.

Wally Pritz said that Highway 2 would probably be the best place to put that sign so everyone can see it – visible.

Dwayne Hogan asked if there were any questions from the Board.

Wally Pritz made a Motion that the Petition for USW #9231 by Richard Podkul (purchaser) and Timothy & Debra Griffith (sellers) to operate a vocational education center – United Steel Workers be granted with a 6x8 lighted sign and hours of operation from 7:00 a.m. to 8:00 p.m. Monday through Friday. This property is located at 7071 E. State Road 2, New Carlisle, Wills Twp., zoned Agricultural. Candice Nelson seconded.

Dwayne Hogan asked if there were any questions, comments, or concerns.

All approved. Motion carried 5-0.

5. The Petition for Todd & Crystal Kress to build a deck six (6') feet from lakeside property line instead of the required ten (10') feet. This property is located at 7201 E. Hudson Point, New Carlisle, Hudson Twp., zoned R1B.

Attorney Biege said that all the adjacent property owners received notice except there was an attempt to the State of Indiana and it was returned to sender not deliverable as addressed, but the address that they used matches the county tax records. Attorney Biege said that he would say that would satisfy.

Dwayne Hogan asked for name and address for the record.

Todd Kress, 7201 E. Hudson Point Lane, New Carlisle. Indiana.

Crystal Kress said same address.

Dwayne Hogan asked Mr. Kress what he would like to do this evening.

Mr. Kress said that they would like to build a deck within six (6') feet of the property line and we're only allowed ten (10') feet.

Dwayne Hogan asked Mr. Kress if he has already started construction

Mr. Kress said that they have moved some dirt.

Melissa Mullins Mischke asked if they had to have that extra four (4') feet.

Mr. Kress said that it is kind of an angle and it's just a small chunk of the deck that would be within six (6') feet. Mr. Kress said that it kind of shortens up the deck by a third.

Dwayne Hogan asked if there were any remonstrators here this evening for Petition No. 5.

Dwayne Hogan asked if there were any questions or comments from the Board.

Wally Pritz said that he was at the property and it looked like just a corner of the deck would be in the six (6') foot restrictions. Wally said in his opinion he didn't see a problem with it.

Candice Nelson made a Motion to approve the Petition for Todd & Crystal Kress to build a deck six (6') feet from lakeside property line instead of the required ten (10') feet. This property is located at 7201 E. Hudson Point, New Carlisle, Indiana, Hudson Twp., zoned R1B. Glen Minich seconded.

Dwayne Hogan asked if there are any questions or comments on the Motion.

All approved. Motion carried 5-0.

- 6. The Petition for Rodney Tarnow and Teresa Tuholski** to split the property into two lots, one with farmhouse on 1.35 acres of land with one-hundred twenty five (125') feet of road frontage and the farm ground a separate lot to be used for farming on seventy-five (75) acres. This property is located at 11851 S. Taylor Road, Mill Creek, Indiana, Lincoln Twp., zoned Agricultural.

Attorney Biege said that legal is adequate.

Dwayne Hogan asked for name and address for the record.

In the Estate of Bernard Tarnow, 1851 S. Taylor Road, Mill Creek, Indiana.

Teresa Tuholski and Linda Tarnow

Dwayne Hogan asked Ms. Tarnow what she wanted to do this evening. "

Ms. Tarnow said that they want to split the property up. They plan on selling the house which is on one point three, five six acres and the farm ground is on seventy-five (75) acres. Ms. Tarnow said that they want to get this surveyed by John Saylor because of the two-hundred (200') feet of road frontage.

Dwayne Hogan asked Ms. Tarnow if she doesn't see any other way to get two-hundred (200') feet of road frontage without interrupting the farm.

Ms. Tarnow stated no.

Dwayne Hogan asked if there were any remonstrators here this evening for Petition No. 6.

Dwayne Hogan asked if there were any comments from the Board.

Glen Minich said that going out and looking at the property it is a short line and at the same point it looks like a natural split. Glen said that it has always been that way and it has really good road view and open. Glen said that it is a nice piece of ground and reserving farm ground.

Melissa Mullins Mischke made a Motion that the Petition for Rodney Tarnow and Teresa Tuholski to split the property into two lots, one with farmhouse on 1.356 acres of land with one-hundred twenty five (125') feet of road frontage and the farm ground a separate lot to be used for farming on seventy-five (75) acres. This property is located at 1851 S. Taylor Road, Mill Creek, Indiana, Lincoln Twp., zoned Agricultural. Candice Nelson seconded.

Dwayne Hogan asked if there were any questions, comments, or concerns on the Motion.

All approved. Motion carried 5-0.

7. The Petition for Cynthia Kelly & Charles Williams to live in a mobile home, which is already existing prior to constructing a new residence with one-hundred twenty five (125') feet of road frontage. This property is located next to 2547 S. County Line Road, Westville, Indiana, New Durham Twp., zoned R1B.

Attorney Biege said that notice is adequate.

Dwayne Hogan asked for name and address for the record.

Cynthia Kelly, 629 E. 150 N., Westville.

Charles Williams, same address.

Dwayne Hogan asked what they want to do this evening.

Ms. Kelly said that they would like to get a variance to live in this mobile home that is already there and eventually build something on that lot. Ms. Kelly said to be able to build something on that lot it's going to have to have a second variance for frontage, as there is only one-hundred twenty five (125') feet of road frontage. Ms. Kelly said that the lot right next to it – she thinks that they were here in May. Ms. Kelly said that these two lots were up for sale and the one right next to it had to have the same variance because they are exactly the same with road frontage.

Ms. Kelly said that they originally made an offer on the property assuming that they could utilize the mobile until they can pay as they go to put a newer –

Dwayne Hogan asked Ms. Kelly if she is living in the mobile now.

Ms. Kelly said no. Ms. Kelly said that it's okay on the outside and the inside totally needs to be redone.

Dwayne Hogan asked Ms. Kelly when she plans on building.

Ms. Kelly said that they want to pay as they go. Ms. Kelly said that they just retired and their expenses with health insurance, until she turns sixty-five (65) and gets on Medicare, which is three (3) years from now, they don't have access – they want to pay as they go.

Ms. Kelly said that right now she has money to repair what is there and make it nice and decent – it's hidden behind the pines.

Dwayne Hogan asked Ms. Kelly if she plans on breaking ground this year.

Ms. Kelly said that she was hoping to have an extended period to work on it. Ms. Kelly said that originally their idea was to pay as they go so it wasn't instantly.

Glen Minich said first of all he doesn't think they're going to need a variance because that is a preexisting lot -- he believes that is what our attorney told us.

Ms. Kelly said that is what they thought. They made an offer on it and everything and they were going to pay for it and then they were told they needed a variance.

Glen Minich said as a Board we have not actually placed anyone in a trailer in several years and we really don't plan on doing that. Glen said that the only way we would do this is on a very limited basis – perhaps two years at the most is all we would give and that would be just for you to get in there why you're constructing.

Ms. Kelly asked if they would have to be ready to start right now, which they weren't prepared. Ms. Kelly said that she has the cash to take care of this portion and they don't want to go into debt, which in like she said in three (3) years she turns sixty-five (65), goes on Medicare and their health costs go back to a normal – reasonable amount -- that money would then be freed up in their budget to do this.

Dwayne Hogan asked if there were any remonstrators here this evening for Petition No. 7.

Dwayne Hogan asked if there were any questions, or comments from the Board.

Wally Pritz asked if they need a variance to only occupy the trailer.

Glen Minich said that they will not need a variance to build on the lot. Glen said that they only need a variance to occupy the mobile home.

Annemarie Polan, Building, Commissioner, said that is correct.

Glen Minich said that he wants to say that as the Board we have been opposed to placing mobile homes in the country and the only way we would do this is on a limited basis. .

Wally Pritz said that he would like to see three (3) years for these folks for one time.

Dwayne Hogan said that it would not be renewable.

Ms. Kelly said that they intended to go with the program that way, but they didn't know they needed the variance. Ms. Kelly said that they would like the three (3) years.

Dwayne Hogan asked Ms. Kelly when they plan on starting construction.

Ms. Kelly said that as soon as they get money into this situation. Ms. Kelly said that they don't want – if we wanted to build a house there they wouldn't set it where the mobile home is anyway.

Dwayne Hogan said that the question is that you're not going to wait three (3) years to start building and then get another three (3) year variance.

Ms. Kelly said that the need to keep it under control – their finances.

Wally Pritz said that he thinks that we could look at it if they started in two (2) years and there was progress, we could give them an extension.

Ms. Kelly said that they researched all this stuff on how much it's going to cost them.

Melissa Mullins Mischke asked Ms. Kelly if she thinks that three (3) years would be reasonable.

Ms. Kelly stated yes-- hopefully. Ms. Kelly said that it is a lot of money to commit too.

Board members speaking amongst themselves.

Glen Minich made a Motion that the Petition for Cynthia Kelly & Charles Williams to live in a mobile home which is already existing prior to constructing a "new residence" with one-hundred twenty five (125') feet of road frontage on property located next to the address of 2547 S. County Line Road, Westville, Indiana, New Durham Twp., zoned R1B for a period of three (3) years be granted with no extensions and at that point the trailer is to be removed. Melissa Mullins Mischke seconded.

Dwayne Hogan asked if there were any questions, comments, or clarifications on the Motion.

Melissa Mullins Mischke told Ms. Kelly said that she just wants to make sure that they get a sign up with the address for emergency personnel if you're going to be doing work out there.

Ms. Kelly said yes.

Melissa Mullins Mischke told Ms. Kelly that she should contact the Building Commissioner's Office for an address to make sure it's going to be safe.

Glen Minich told Ms. Kelly that she is going to have to widen her road way too. Glen said that is a busy road.

All approved. Motion carried 5-0.

- 8. The Petition for JWW Properties IRA, LLC (purchaser) and Nikki Howard (seller) to sell used cars from residence with internet marketing on three (3) acres of land. This property is located at 725 N. 250 E., La Porte, Indiana, Kankakee Twp., zoned R1B.**

Attorney Biege said that notice is adequate.

Dwayne Hogan asked for name and address for the record.

John Williamson said that he is the owner JWW Properties IRA, LLC. Mr. Williamson said that his home address 711 Peakview Circle, Utah.

Dwayne Hogan asked Mr. Williamson what he would like to do this evening.

Mr. Williamson said that he would like to ask for a variance. Mr. Williamson said what he would like to do there is sell used cars. Mr. Williamson said that he currently operates this business in Utah and they sell two (2) to three (3) cars a month. Mr. Williamson said that according to Indiana Law you have to have a dealer's license to sell more than five (5) cars a year. Mr. Williamson said that they would put the cars behind the pole barn.

Dwayne Hogan asked what years of the cars are going to be.

Mr. Williamson said that their inventory now ranges from 1996 to 2006.

Mr. Williamson said that as far as a sign goes they want to put up a 4 foot by 8 foot unlighted sign posted on the pole barn.

Candice Nelson said that she is confused on the internet parking. Candice asked how are they going to do that.

Mr. Williamson asked Candice if she has seen the property. Mr. Williamson said that the drive by traffic can see this. Mr. Williamson said that the driveway traffic will call them on the phone and they will advertise on e-bay, Craig's list.

Candice Nelson asked Mr. Williamson if she is driving down the road, would she be able to review the cars, or will they be kept inside the pole barn.

Mr. Williamson said that the pole barn is not large enough to keep them all in there. Mr. Williamson said that you could probably keep about four of them in there, but the rest of them would be outside.

Melissa Mullins Mischke asked Mr. Williamson who is going to be living in the residence.

Mr. Williamson said that his brother will be living in the residence.

Candice Nelson asked Mr. Williamson the hours of business and days.

Mr. Williamson said that it is Monday through Saturdays from probably 9:00 a.m. to dusk, which varies during seasons. Summer would be 9:00 p.m. and winter would be 5:30 p.m.

Candice Nelson asked if the max would be twelve (12) cars.

Mr. Williamson said that the State requires ten (10) cars. Mr. Williamson said that if this Board wants to limit him that is fine. Mr. Williamson said that twelve (12) is a fine number.

Melissa Mullins Mischke told Mr. Williamson that she heard him say the name "restoration", which made her think that these were older cars – cooler cars.

Mr. Williamson said that if you have a "55" Bellaire for sale they might look at it.

Melissa Mullins Mischke asked if he employs a mechanic.

Mr. Williamson said his brother.

Melissa Mullins Mischke asked Mr. Williamson if he's looking at one (1) to two (2) people on this site.

Candice Nelson asked if his brother is going to be handling the paper work.

Mr. Williamson stated yes.

Dwayne Hogan asked if there were any remonstrators here this evening for Petition No. 8.

Remonstrator:

Dwayne Hogan asked if there was a spoke person here this evening.

1. Terry Okrey and Rebekah Okrey, 0822 N. 250 E. Mr. Okrey said that he's going to start this off. Mr. Okrey said that he has lived out there for fifteen (15) years and he loves this place – it's

paradise to him and he's worked hard – it's beautiful and he calls this place his paradise – he and his wife. Mr. Okrey said that he has a so called Petition – he went up and down his road to the neighbors and asked their feelings about this. Mr. Okrey said that they don't want this and he has a Petition with 47 names.

Candice Nelson asked if he said that he has forty-seven (47) names in the surrounding area.

Mr. Okrey said that it is on 250 East. Mr. Okrey said that they have easements that adjoin this. Mr. Okrey said that they're farm people and they have easements to 250 East. Mr. Okrey said that he's saying that they're highly opposed to this.

Glen Minich asked Mr. Okrey if he knows any other businesses that are in that vicinity, besides farming.

Mr. Okrey said just farming. Mr. Okrey said that it's Agricultural and that is what they want to keep it. Mr. Okrey said that when you have something like this come up in the rural area— where they live at, it's beautiful. Mr. Okrey asked the Board if they would like to see fifteen (15) cars out there like a car lot. Mr. Okrey said that we have three (3) car lots in La Porte that should be utilized.

Dwayne Hogan asked Mr. Okrey if this Petition is for the record, or do you want this back.

Mr. Okrey said that you can keep it. Mr. Okrey said that is the actual Petition.

Dwayne Hogan asked Mr. Okrey if he has a copy of that.

Mr. Okrey stated yes.

Attorney Biege said that we have to keep that for the record.

Dwayne Hogan asked for the next remonstrator.

Dwayne Hogan said that while he is coming up, he did get a letter handed to him tonight that reads:

Dear Building Commission, I object to the variance/special exception to sell used cars from the residence with internet marketing on three acres of land filed by JWW Properties IRA, LLC (purchaser) and Nikki Howard (owner) located at 725 N. 250 E. La Porte, IN, Kankakee Township. Sincerely, Dennis L. Schroeder, Trustee.

Dwayne Hogan asked for name and address for the record.

2. Tom Lewis, 555 N. 250 East. Mr. Lewis said that he owns 4.7 acres adjacent to the property that is being talked about. Mr. Lewis said that they have already filled it in about four feet. Mr.

Lewis said that it use to be mostly wetland – the property we’re talking about. Mr. Lewis said that Mr. Williamson said that he wants to put the cars behind the barn – Mr. Lewis said that he doubts that very much with all the backfilling they have done. Mr. Lewis said that he didn’t buy that place and move out there if he wanted to have a used car lot next to him. Mr. Lewis said that he is very much opposed to this and it’s going to affect his property values and everything else.

3. Richard McEnterfer, 0736 N. 250 East. Mr. McEnterfer said that he lives right across the street from the property in question. Mr. McEnterfer said that these cars will be coming in and out and sooner or later there is going to be a car carrier – these guys deliver new cars like this off the internet and 250 East is not very semi friendly. Mr. McEnterfer said that he didn’t work thirty (30) years to build his house to retire in and have a business across the street where there is plenty of other places uptown that is commercial property that they could rent or buy.

Melissa Mullins Mischke said that she has a letter dated August 20th, To Whom It May Concern:

This letter is to advise that we (Robert and Rita Vanatine) do not believe that a used car lot should be located on our road and in our neighborhood on County Road 250 East. We are not able to attend this meeting because of health reasons.

Dwayne Hogan asked for name and address.

Eugene Smith, 0455 N. 250 East and he has lived there for fifty-four (54) years. Mr. Smith said that they don’t want a used car dealership. Mr. Smith said that he is also representing his uncle who owns the farm next to him and directly behind this property. Mr. Smith said that this is prime community and it’s dark out there.

Glen Minich asked Mr. Smith if his uncle owns the property behind him. Mr. Minich asked if the farm ground behind him is zoned R1B?

Mr. Smith said that it is all Agricultural.

Glen Minich said that it is Agricultural, but it is zoned Residential.

Candice Nelson asked Mr. Williamson if he has looked within the City limits for commercial spots.

Mr. Williamson said that it is not about the commercial spots, he doesn’t want to open a fifty (50) car car lot. Mr. Williamson said that his objective is his brother is retired from his work and he has been repairing cars – Mr. Williamson said that they go to the auction and buy them one at a time. Mr. Williamson said that they do the repair work and then they sell them off the internet. Mr. Williamson said that if it wasn’t for the required law in Indiana that says he has to have a car

license – a dealer’s license for him to sell more than five cars in a year – he sells two or three cars a month.

Mr. Williamson said considering the verbosity of the neighborhood, he has no interest in purchasing this property and living under these conditions. Mr. Williamson said that he would like to withdraw his application.

Dwayne Hogan said that is a good idea. Mr. Hogan said what he was about to say was that he applauds his (inaudible) and he thinks it’s a great idea and great money maker, but it is in the wrong location for where you are trying to put this.

Candice Nelson said that she agrees.

9. The Petition for Eric & Allison Smith and Mary Shores to add an addition to home making it a duplex for mother-in-law quarters. The addition will be one-thousand forty (1040’) square feet. This property is located at 2202 N. 100 W., La Porte, Indiana, Center Twp., zoned R1B on five (5) acres.

Attorney Biege said that legal is adequate.

Dwayne Hogan asked for names and address for the record.

Eric Smith 2202 N. 100 W.

Allison Smith, same address.

Mary Shores said that she is residing with her son, Mark Cannon at Crestview.

Dwayne Hogan asked what they would like to do this evening.

Mr. Smith said that they’re going to build an addition and they would like to put a kitchen in it for his mother-in-law to live, but they classified it as a duplex so we have to have a variance.

Annemarie Polan, Building Commissioner, said that she doesn’t know where that came from. Annemarie Polan, Building Commissioner, said that it is an addition.

Mr. Smith said that they came from the Building Department because he was up there trying to get a building permit. Mr. Smith said that they told him if he had two kitchens in the same residence it would be a duplex.

Annemarie Polan, Building Commissioner, said that was probably Cindy.

Dwayne Hogan said that’s not true.

Dwayne Hogan said that a lot of people have kitchens up and down in their homes.

Mr. Smith said that they were told they had to get a variance.

Annemarie Polan, Building Commissioner, said that they have to get a variance.

Mr. Smith said that the addition was fine, but if they added a kitchen they needed a variance.

Attorney Biege said that it's attached to the house.

Dwayne Hogan said that it already exists and the framing work and everything is there. Dwayne Hogan said all they want to do is add a kitchen so she would have her own private quarters.

Mr. Smith said that they want to add an addition and it's going to be one-thousand square foot and within that addition there is going to be a kitchen.

Allison Smith said that there will be a living room, bedroom and bathroom.

Annemarie Polan, Building Commissioner, said that Cindy has on the Petition duplex. Annemarie Polan said that they must have talked to Cindy when they were up there.

Attorney Biege said that the issue is not the kitchen. Attorney Biege said that it could be utilized as a two family dwelling because you are going to construct this addition and it's going to be pretty independent. Attorney Biege said that if you were going to rent it as an apartment for example, it could function as an apartment.

Attorney Biege said that the issue is if it's a duplex or not.

Mr. Smith said that it would be self sustaining; you could live in that.

Attorney Biege said that the reason you need a variance is because it would be considered a duplex and a duplex is not permitted in R1B.

Glen Minich said that a duplex is actually two separate homes with two separate titles, and that's not what they're looking for.

Attorney Biege said that if it's more than one dwelling, it's a duplex. Attorney Biege said that it would be a separate unit.

Wally Pritz said that he has seen a lot of mother-in-law quarters that have separate entrances that he has built.

Board members speaking amongst themselves.

Attorney Biege said that you can only have a single family residence in R1B. Attorney Biege said that if this could be utilized as a duplex and it could be, you have to call it a duplex.

Candice Nelson asked if this should just be read - Candice said that she would grant this.

Glen Minich said that the only thing that we don't want to do – this all looks fine, but we don't want to make a mistake where we have other people who are actually going to want –

Annemarie Polan, Building Commissioner, said that it is a matter of interpretation.

Dwayne Hogan said that this would be no renting at all.

Glen Minich said that he liked what Wally said. Glen asked if it would work if we said there would be no rental.

Melissa Mullins Mischke stated yes.

Glen Minich said that there would be no sale of the duplex or no rental.

Attorney Biege said that you can't restrict a sale.

Glen Minich said that you can make one unit. Glen said that whenever w it sold it would be sold as one unit.

Board members speaking amongst themselves.

Attorney Biege said that you can't put a sale restriction on it.

Glen Minich said that he just doesn't want to make precedent allowing ---

Attorney Biege said that he completely understands what you're saying -- Attorney Biege said that when he drafts the findings of fact and conclusion of law it is for the purpose of mother-in-law quarters. Attorney Biege said that if he writes it that way he doesn't think that is going to establish precedent. Attorney Biege said that it is just how the definition falls. Attorney Biege said that he can make clear that this is not constructed for rental purposes and it's for mother-in-law quarters.

Glen Minich told Attorney Biege that he said that so clearly. Glen asked Attorney Biege if he would actually like to read the Petition in that manner, the way you would legally write it for us.

Attorney Biege said that if some one were to make a Motion to grant the Petition for construction of an addition for the purpose of mother-in-law quarters to allow for a duplex in R1B he could draft it that way.

Dwayne Hogan asked if that would be no rental.

Attorney Biege said that he's not sure you can put a restriction on it.

Glen Minich said he though we could do what we wanted.

Dwayne Hogan said that we have a Motion.

Dwayne Hogan asked if there are any questions, comments, or concerns.

Candice Nelson seconded.

Dwayne Hogan asked if there were any remonstrators here this evening for this duplex.

All approved. Motion carried 5-0.

9. The Petition for Loren & Carol Vermilyer & Jason Vermilyer to sell, buy and repair firearms out of the home. This property is located at 8088 E. 200 N., Rolling Prairie, Indiana, Wills Twp., zoned Agricultural on three (3) acres.

Attorney Biege said that notice is aqdequate.

Dwayne Hogan asked for name and address for the record.

Jason Vermilyer, 8088 E. 200 N., Rolling Prairie, Indiana.

Dwayne Hogan asked Mr. Vermilyer what he would like to do this evening.

Mr. Vermilyer said that he would like to get a variance to get a gun smith business out of his house.

Dwayne Hogan asked Mr. Vermilyer if he currently has one now.

Mr. Vermilyer stated no.

Dwayne Hogan asked Mr. Vermilyer if he is licensed to have one now.

Mr. Vermilyer said this is what he's waiting on now. Mr. Vermilyer said that ATF actually told him that he needed a variance for this.

Dwayne Hogan asked Mr. Vermilyer if he has owned one before.

Mr. Vermilyer asked if he meant a business.

Dwayne Hogan stated yes.

Mr. Vermilyer stated no. Mr. Vermilyer said that his father has owned his own business though.

Dwayne Hogan asked if that was a gun business.

Mr. Vermilyer stated no.

Dwayne Hogan asked Mr. Vermilyer what kind of firearm business he wants to have and if it is a small business, or a large one.

Mr. Vermilyer said it will be a small business. Mr. Vermilyer said basically it will be like an elaborate hobby. Mr. Vermilyer said it's not a money maker; he just wants to help people out – he likes doing this.

Dwayne Hogan asked Mr. Vermilyer if he's going to sell new and used guns and rifles.

Mr. Vermilyer said that he really doesn't want to get into the buying and selling business, but the license states that he can do that. Mr. Vermilyer said that his ultimate goal is the repair business.

Dwayne Hogan asked if it would be to sell, buy and repair firearms.

Mr. Vermilyer said that he plans on selling one or two. Mr. Vermilyer said that his hours of operation are not going to be come as you go.

Mr. Vermilyer said that it will be by appointment only. Mr. Vermilyer said that he does not want a whole bunch of people stopping by – driving around. Mr. Vermilyer said that he will set up appointments over the phone. Mr. Vermilyer said that he doesn't want a million guns sitting in his house waiting to be repaired. Mr. Vermilyer said that when one goes out he can have another one come in.

Candice Nelson said that she is not familiar with the gun smith business. Candice asked Mr. Vermilyer the level --- repairing assault weapons – mas destruction.

Mr. Vermilyer said that is what the news likes to call them. Mr. Vermilyer said that he can repair any weapon that is out there legally.

Candice Nelson asked Mr. Vermilyer if there are any State regulations as far as what you can do.

Mr. Vermilyer said that before the ATF can give him the license, he has to get a variance and then they come out to his house and inspect his area and sit down with him and go over all the rules and regulations. Mr. Vermilyer said after that he is subject to an annual inspection.

Candice Nelson said that maybe she didn't ask the correct question. Candice was talking about the license requiring you to fix any type of firearm.

Mr. Vermilyer said that it says he can fix any type of firearm.

Glen Minich told Mr. Vermilyer said that he's guessing that you are probably required to check serial numbers to look for ---

Mr. Vermilyer said that he doesn't have valid ownership of the guns he's working on. Mr. Vermilyer said that is part of the loop hole of the gun system. Mr. Vermilyer said that he can sell you a gun and there is only a paper trail between you and me. Mr. Vermilyer said that there is no legal document. Mr. Vermilyer said that he has the ability to check to see if it's a stolen or hot firearm. Mr. Vermilyer said that every firearm that comes into his place he has to document that and tag it so when the ATF comes and does their annual inspection, they look over and can see all the serial numbers, makes and models.

Attorney Biege said that for the Board's assistance, the ATF monitor very closely; they have very detailed rules.

Candice Nelson asked if they have pop up visits.

Mr. Vermilyer said yes. Mr. Vermilyer said that they can show up whenever they want.

Candice Nelson said that she is concerned about this. Candice said that she can appreciate you saying "small business", but the things that go on.

Mr. Vermilyer said that he would like to add that he is a very avid shooter and he shoots out of his place quite a few thousands of rounds.

Candice Nelson asked Mr. Vermilyer if he has a gun range.

Mr. Vermilyer said no and that he doesn't plan on doing that. Mr. Vermilyer said that is too much liability and he would have to spend thousands of dollars to be certified. Mr. Vermilyer said that every firearm that comes into his place, he repairs and he wants to shoot out back to know that it functions before it leaves his place.

Dwayne Hogan asked if there were any remonstrators here this evening for Petition No. 10.

Dwayne Hogan asked if there were any questions, comments, or concerns.

Glen Minich said that if we would grant this Petition, can there be a time on this, or is there a limit for the numbers of years.

Dwayne Hogan said once you get it, it's a business.

Mr. Vermilyer said that the ATF has a renewal every three (3) years.

Dwayne Hogan said that he will entertain a Motion.

Wally Pritz made a Motion to approve the Petition for Loren & Carol Vermilyer and Jason Vermilyer to sell, buy and repair firearms out of the home by appointment only be granted. This property is located at a 8088 E. 200 N., Rolling Prairie, Indiana, Wills Twp., zoned Agricultural on three (30) acres.

Melissa Mullins Mischke asked if you want to include the hours of business by appointment only.

Melissa Mullins Mischke seconded.

Dwayne Hogan asked if there were any questions, comments, concerns.

All approved. Motion carried 5-0.

11. The Petition for Gary S. Meloun to place a mobile home on his property prior to building a new residence. This property is located at 0119 N. 600 E., Mill Creek, IN, Wills Twp., zoned Agricultural on two (2) acres.

Attorney Biege said that notice is adequate.

Dwayne Hogan asked for name and address for the record.

Gary Meloun, 18657 Williams Street, Lansing, Illinois 60438.

Tina Wilhelm said that she is his fiancé.

Mr. Meloun said that he wants to apply for a variance to put up a mobile home while he builds his house. Mr. Meloun said that he applied for a driveway permit and Pavey Construction came in and put down twenty-four tons of gravel. Mr. Meloun said that right now they are chopping trees down left and right and clearing property to find the property line.

Dwayne Hogan asked Mr. Meloun when he plans on building the home.

Mr. Meloun said hopefully in the spring.

Dwayne Hogan asked Mr. Meloun how long he thinks it will take him to build it.

Mr. Meloun said not long. Mr. Meloun said that they're building a stick house.

Board members speaking amongst themselves.

Candice Nelson asked Mr. Meloun if he is moving here and will be the main residence, or a summer home.

Mr. Meloun said that he is fifty-seven (57) and he retired last year and he has thirty-three years in as a boiler maker.

Dwayne Hogan asked Mr. Meloun if this passes, will the mobile home come out.

Mr. Meloun said definitely.

Candice Nelson asked that square footage of the home.

Mr. Meloun said that they want to build a two (2) bedroom house – twelve-hundred 1200' square feet with a three car garage.

Dwayne Hogan asked if there were any remonstrators here this evening for Petition No. 11.

Remonstrator:

Dwayne Hogan asked for name and address for the record.

1. Rick Humberger, 6253 E. Division Road. Mr. Humberger said that he is up on the hill behind the property. Mr. Humberger said that he wants to know how long the trailer is going to sit there. Mr. Humberger said that there is already a mobile home there next to his property.

Mr. Humberger is up at the bench passing around a piece of paper involving tree stands on this property. Mr. Humberger said that the tree stand is on his property now.

Melissa Mullins Mischke said that it's difficult for people to understand that property is changing ownership and they may have had permission to hunt there before.

Mr. Humberger said that he has been there for thirteen years and that stand was there when he got there – it's like a community stand and he doesn't even use it.

Dwayne Hogan said that he heard Mr. Meloun say that he will build his home within two years or less.

Mr. Humberger said that will be fine.

Dwayne Hogan asked if there were any other remonstrators here this evening for Petition No. 11.

Dwayne Hogan asked if there were any questions or comments from the Board.

Glen Minich said that the only comment he would make again is that – and as you say, it's only temporary housing ---

Mr. Meloun said that when he bought the property there was a deer stand on every acre. Mr. Meloun said that is why he wrote the note because now days you have to have written permission.

Dwayne Hogan said that he would entertain a Motion.

Glen Minich said he's not sure he got to finish. Glen said that it's going to be for a short time.

Candice Nelson made a Motion to approve the Petition for Gary S. Meloun to place a mobile home for a period of no more than two (2) years on his property prior to building his new residence, located at 8119 N. 600 E., Mill Creek, Indiana, Wills Twp., zoned Agricultural.

Wally Pritz seconded.

Dwayne Hogan asked if there were any questions, comments, or concerns:

All approved. Motion carried- 5-0.

Dwayne Hogan said that he will have Petition No. 3 step back up.

- 3. The Petition for Angeline & Clinton Cary** to construct a new home with an already existing residence to be used as a guest house. This property is located at 676 E. 700 N., La Porte, Indiana, Galena Twp., zoned Agricultural on twenty (20) acres of land.

Attorney Biege said that we have proper publication. Attorney Biege said that we have some signatures by adjoining neighbors and the folks do have a print out on receipt and deliverable by certified mail. Attorney Biege said that he can not verify the address for whatever reasons the

Post Office does not have the address, but he has no reason to believe that these folks are giving me a false address. Attorney Biege said that he would deem notice is adequate.

Dwayne Hogan asked for name and address for the record.

Kevin Flemington, 6327 N. 125 W., La Porte, Mr. Flemington said that he is the general contractor for the Carys and they would like to Petition for a variance to build the main residence on their property and take the little hunting cabin that is currently on there and use that as a guest house.

Dwayne Hogan asked Mr. Flemington when he plans on starting construction.

Mr. Flemington said about month.

Dwayne Hogan asked Mr. Flemington how long he thinks it will take him to build this.

Mr. Flemington stated about year.

Dwayne Hogan asked Mr. Flemington how long he wants a variance for.

Mr. Flemington said probably for a year.

Dwayne Hogan asked two years.

Melissa Mullins Mischke asked Mr. Flemington if they're going to remove this small cabin.

Mr. Flemington said that they are going to set it up and shut it down in the winter time. Mr. Flemington said that it's actually a little old kit cabin and the walls are only two and a quarters inches thick.

Dwayne Hogan asked if this is for rental.

Mr. Flemington stated no.

Dwayne Hogan asked Mr. Flemington if they have twenty (20) acres of land there.

Mr. Flemington stated yes.

Dwayne Hogan asked the size of the house they're going to build there.

Mr. Flemington said forty-two hundred (4200') square feet.

Mr. Flemington said forty-five hundred (4500') square feet – it keeps growing.

Melissa Mullins Mischke asked if there is going to be a garage.

Mr. Flemington said that it will be a three (3) car garage.

Dwayne Hogan asked if there will be a pole barn.

Dwayne Hogan asked if there were any remonstrators here this evening for Petition No. 3.

Melissa Mullins Mischke said that she didn't go out to this site, but it's beautiful and she can see why you want to keep this out there for family get-togethers and things like that, but again, not for rental at any time.

Dwayne Hogan asked if there were any remonstrators here this evening for Petition No. 3.

Dwayne Hogan said that he will entertain a Motion

Melissa Mullins Mischke made a Motion that the Petition for Angeline & Clinton Cary to construct a new home with a residence already on the property to be used as a guest house be granted. This property is located at 676 E. 700 N., La Porte, Indiana, Galena Twp., zoned Agricultural on twenty (20) acres of land be granted.

Candice Nelson seconded.

Dwayne Hogan asked if there were questions, comments, or concerns.

All approved. Motion carried 5-0.

Dwayne Hogan asked if we have any other new business for the BZA this evening.

Glen Minich said that along with our attorney's request that those signed sheet have a printed name and written name. Glen asked in going to all these sites he wonders if it would be possible for the Building Commission to actually purchase temporary signs like the realtors have simply stating the Building Commission.

Annemarie Polan, Building Commissioner said BZA Petition -- Annemarie said that apparently Ray Hamilton did order signs and it didn't work out for whatever reason. Annemarie said that they ended up having that in their budget. Annemarie told Mr. Hogan that maybe he remembers that.

Dwayne Hogan said that he could talk to John Sullivan because that was right during the transition.

Annemarie Polan, Building Commissioner, said that Ray was pretty hot about doing that and it didn't work out and she doesn't know why; she doesn't know if it was because the kids were getting the signs – she doesn't remember.

Glen Minich said that if we actually did and required the people that were getting the variance to post the sign – Glen said that we have trouble finding these sites and he thinks that it would be a good visual for the public and another way besides being published that the people could actually see it and if there were a problem they would come forward. Glen said that we could have your number on that sign so people would have a place to call.

Attorney Biege said that it's not in the code so it would have to be a building – a rule perhaps in the Building Commissioner's Office if we're going to make any other requirement other than perhaps voluntary.

Annemarie Polan, Building Commissioner, said that she would like to find out why it didn't work with Ray.

Melissa Mullins Mischke said that she agrees with Glen that it would be much easier to find places if they were clearly marked. Melissa said that people that may not be the adjoining property owner, but in the neighborhood who have concerns, we would at least be aware of it. Melissa said how many people read it in the news paper and feels slighted because they weren't notified.

Attorney Biege said lets check it out because in some areas we can not make greater requirements than the Indiana Code. Attorney Biege said that at some point the legislature decided that we publish notice and notice to adjacent property owners, so if we create an additional requirement, it may or may not fly with a challenge.

Melissa Mullins Mischke said that she thinks there are a lot of covenants that don't allow you to put any kind of signage in your yard.

Dwayne Hogan asked if there were any other updates.

Attorney Biege said that we received a request for the Phoenix Ventures Petition on Highway 35 and Highway 20 to be heard next month. Attorney Biege said that he has asked them to re-notice and re-publish so we can expect this for next month's meeting.

Dwayne Hogan said with that being said is there any other news you want to drop on us this evening.

Attorney Biege stated no.

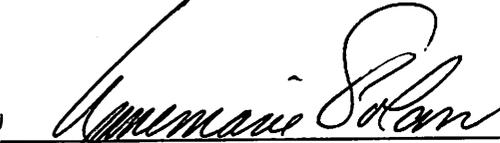
Dwayne Hogan asked for a Motion to adjourn.

Melissa Mullins Mischke made a Motion to adjourn. Candice Nelson and Glen Minich seconded.

All approved. Motion carried 5-0.

There being no further business, meeting adjourned at 7:47 p.m.


Dwayne Hogan, Chairman


Annemarie Polan, Recording Secretary