

**MERRILLVILLE BOARD OF ZONING APPEALS MINUTES  
WEDNESDAY, MARCH 24, 2021  
6:30P.M.**

The Board of Zoning Appeals meeting of March 24, 2021 was called to order by Chairman Fortier at 6:30pm and led the group in the Pledge of Allegiance.

**ROLL CALL**

Members in attendance were Chairman Tim Fortier, Mr. Chuck Stojakovich, and Mr. William Byers.

**MINUTES: FEBRUARY 24, 2021**

Mr. Stojakovich made a motion to approve the minutes and the motion was seconded. The Board voted 3 – 0 to approve the minutes.

**COMMUNICATIONS**

NONE

**COMMENTS FROM THE CHAIRMAN:**

Chairman Fortier proceeded I will call each case by case number and name of the petitioners I would ask that you would come forward and state your name and address for the public record at which time you will be given the opportunity to present your case accompanied by any professionals that you may have with you. After that we will have a Staff Report pertaining to each case presented this evening. We will have a question and answer period for the Board members. We will then open the floor for comments, not questions from the audience. If you are desirous of speaking for or against any case we ask that you please sign in at the registry in the center aisle. Public comment will be limited to 3 minutes. We will also render a decision whether for or against or a deferral for more information or any other reasons which we will state. So at this time would you please silence any communication devices. Thank you.

**OLD BUSINESS**

1. **Z4E-0121**    **TAKE 5 INDIANA LLC PETITIONER & IP-TL CENTURY PLAZA LLC OWNER**  
Located at East 81<sup>st</sup> Avenue  
Request:    Special Exception Approval from Section 21-136 in a Planned Unit Development(C-3, Highway Commercial Zoning District)  
Purpose:    To Allow a Drive-Thru Oil Change

Mr. Andy Morrison of 43501 Chase Circle, Zionsville, Indiana came before the Board.

Attorney Joseph Svetanoff explained to the Board that the proposed Take 5 project won't impede the other proposed future project.

Mr. Byers requested for a contingency that the petitioner have a "NO RIGHT TURN" sign that should be place towards the intersection of U.S. 30.

Mr. Byers made a motion to approve this petition with the condition that the petitioner install a "NO RIGHT TURN" sign as previously discussed, and the motion was seconded by Mr. Stojakovich. The Board voted 3-0 to approve this petition.

**NEW BUSINESS**

2. **Z9E3-0321**    **STEVEN COLON PETITIONER & BROADWAY PLACE II, LLC**  
Located at 6055 Broadway  
Request:    Special Exception Approval in a C-2, Community Commercial Zoning District  
Purpose:    For a proposed Martial Arts Academy and Fitness Center

Mr. Steven Colon came before the Board stating that his number of students has doubled at his current location from 50 to 100 students and now has 4 instructors and needs a

space to hold a larger number of students. Neighboring business to the proposed location is Charter Fitness and Andean High School.

Chairman Fortier stated that Mr. Colons' achievement of growing his business is outstanding.

Mr. Stojakovich made a motion to approve this petition for this petitioner only, for this use only, and for this location only. The motion was seconded by Mr. Byers. The Board voted 3 – 0 to approve this petition.

3. **Z10uV3-0321 LAMAR ADVERTISING PETITIONER & INDIANA DISTRICT ONE, INC. OWNER**

Located at 1299 E. 93<sup>rd</sup> Avenue I-65, S/O 93<sup>rd</sup> Avenue  
Request: Variance of Use Approval in a M-2 Limited Industrial Zoning District  
Purpose: For a proposed LED/Off Premised Billboard

Councilman Shawn Pettit, who is the Real Estate Manager of Lamar Advertising, 1770 West 41<sup>st</sup> Avenue, Gary, Indiana, came before the Board. He is requesting a V-shaped sign which will be a digital sign that is 1,055' with a metal pole. The existing sign will be removed. The sign can be dimmed on cloudy days.

Sheila Shine read the Staff Report.

Mr. Byers made a motion to approve this petition. Mr. Stojakovich seconded the motion. The Board voted 3 – 0 to approve this petition.

4. **Z11V4-0321 LAMAR ADVERTISING PETITIONER & INDIANA DISTRICT ONE, INC. OWNER**

Located at 1299 E. 93<sup>rd</sup> Avenue I-65 S/O 93<sup>rd</sup> Avenue  
Request: Variance from Development Standards Approval in a M-2 Limited Industrial Zoning District  
Purpose: For a proposed Off Premised Billboard

Sheila Shine read the Staff Report.

The petitioner is proposing to remove the existing sign which is further south.

Mr. Stojakovich made a motion to approve this petition and was seconded by Mr. Byers. The Board voted 3 – 0 to approve this petition.

**OTHER BUSINESS**

Councilman Pettit extended his gratitude to Mr. Stojakovich for his excellence of serving on the Board of Zoning Appeals.

Board members extended their well wishes and gratitude to Mr. Stojakovich.

Sheila Shine read a letter from Mr. Chuck Stojakovich which reads as follows:

To Patrick Reardon, Town Manager, Patrick, It is with great sadness to submit my letter of resignation as a Board member of the Board of Zoning Appeals which is effective 3-31-2021. It has been a great honor to serve as a Board member for the past 16 ½ plus years while maintaining a relationship with the Town Council in preserving the integrity of the Town. Chuck Stojakovich, Secretary of the Board of Zoning Appeals.

**ADJOURNMENT**

Mr. Stojakovich made a motion to adjourn the meeting and the motion was seconded. The Board voted 3 – 0 to adjourn the meeting. The meeting was adjourned.

Respectfully Submitted,  
Marie Wilson,

Recording Secretary