

BOARD OF ZONING APPEALS

The Board of Zoning Appeals of the City of La Porte held a meeting on February 14th, 2023, at 6:00 p.m. with Chairperson Pete Saunders presiding and the following in attendance:

Brian Kajer

Vickie Gushrowski

Mark Danielson

Drew Buchanan

Approval of Minutes

Chairperson Saunders asked the board if they had reviewed the minutes from the Jan. 10th, 2023, meeting and if there were corrections or additions. Drew Buchanan made the motion to approve minutes and Mark Danielson 2nd the motion. Motion passed four to zero.

Agenda Rearranged

Mr. Saunders asked the board if it was ok to rearrange the agenda for the night, everyone agreed.

Item 5. USE VARIANCE #22-10 PETITION: TO ALLOW CONVENIENCE STORE WITH GASOLINE SALES

David Ambers approached and requested to defer till next months meeting.

Drew Buchanan made a motion to defer till the next meeting and Vickie Gushrowski 2nd the motion. Motion passed 5 to 0.

Item 4 SPECIAL EXCEPTION USE #23-01 PETITION: TO ALLOW INDOOR SELF STORAGE UNIT FACILITIES

David started with the staff report to explain how the land would be used between parking and storage units. Mark Danielson then asked for clarification on the building to the south side and what will happen with that. David informed him that it is an existing storage building that will be tied into the development of the north property and updated to have the same look. Brian Kajer asked about the 40 foot setback and if it would all match what it looks like on the south building. David responded yes.

Bill Neilson then approached for the petitioner and had Will Lockhart on zoom attending and he is the project manager.

Bill then proceeded to talk about Hearthfire storage and the history and presents in Laporte as of today. Bill then handed out the renderings of the project. At this moment out attorney asked about and clarified on special use exceptions. Ashton Fritz the project engineer, owner of Fritz engineering, explained the project. Vickie Gushrowski asked about the setback for the building and David clarified with Ashton that because its being used as a storage location they have to use the 40 foot setback guidelines on this project. Pete Saunders asked if the storage units are for the public and Ashton confirmed they would be.

Saunders then opened for public comment, there was no public comment.

Brian Kajer made a motion to grant the special exception with staff recommended conditions and Drew Buchanan 2nd the motion. Motions passed 5 to 0.

(1) the minimum building and parking setback shall be 40 feet from any public street right-of-way line, landscaping is required within the 40 foot front yard setback at a rate of one deciduous trees per 40 feet of road frontage along Fail Road,

(2) the subject property shall be limited to storage within completely enclosed buildings,

(3) all lighting shall be directed downward onto the subject property, lighting must adhere to the requirements provided in Table 17.04 Required Site Illumination of the 2017 City of La Porte Revised Joint Ordinance,

(4) there shall be no storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, within the self-storage buildings or upon the premises at any time, and

(5) the subject property shall not be used for operating any other commercial business or repairing of any vehicles.

Old Business

Chairperson Saunders asked if there was any old business. There was not any old business.

New Business

Chairperson Saunders asked if there was any new business. There was not any new business.

Other Business

Chairperson Saunders asked if there was any other business. There was not any other business.

Adjournment

Vickie Gushrowski made a motion to adjourn the meeting Brian Kajer 2nd the motion. Motion passed 5 to 0. The meeting was adjourned at 6:42 pm.

Respectfully Submitted,
Pete Saunders, Chairperson

Nickolas Owens, Secretary