

Burns Harbor Board of Zoning Appeals

Minutes of Tuesday, February 25, 2025

The Board of Zoning Appeals of the Town of Burns Harbor, Porter County, Indiana met in its regular session on Tuesday, February 25, 2025, at the Burns Harbor Fire Department. The meeting was called to order by the Board of Zoning Appeals President, Bernie Poparad at 6:00 pm.

The Pledge of Allegiance to the American Flag was recited.

Roll Call:

Bob Crecelius	Present
Travis Dunlap.....	Present
Jim Meeks	Present
Timothy Minier	Present
Bernie Poparad.....	Present

Additional Officials Present

Attorney Clay Patton via Zoom, and Secretary Jill Sherrill.

Also Present

Building Commissioner Joe Lawson and Tommie Volklander Safety Director for Sun Steel Express, Inc.

Minutes

Crecelius made a motion to approve the minutes of January 28, 2025. Minier seconded the motion. Dunlap-Aye, Crecelius-Aye, Meeks-Aye, Minier-Absent, Poparad-Aye. **Motion passed.**

Communication, Bills, Expenditures

Nothing to report.

Report of Officers, Committee, Staff

Nothing to report.

Preliminary Hearing

Sun Steel Express, Inc.- Developmental Standards Variance

Volklander stated that my name is Tommie Volklander, and I am here tonight representing Sun Steel Express at 317 Tech Drive in Burns Harbor. We are currently appealing the zone for storage units on our property. We received a few violations last year, so we removed two or three of the boxes we had on site. We have one more still on site that is located next to our actual warehouse building on the west side. The container has been there for several years and is used for garden storage. There is a garden on the property that has been there for 20 years. The container sits on a concrete pad and is in good condition. We are asking for that container to stay in its current location. As far as the other two containers, they are in the process of being removed. One of them is in bad disrepair, so we plan to scrap that one when the weather turns. The other one we are in the process of trying to sell. The container we want to keep technically is visible from the road, but next to our 90,000 sq. foot building, it is not very noticeable.

Poparad stated the only thing I can think of is with the Fire Department. It keeps the fireman further away from the building if anything were to happen. Poparad asked Volklander if he wanted

to proceed with the Public Hearing. Volklander stated I am new to the area, and I know all towns handle matters differently. What do you think would be the best way to pursue this? Poparad stated that I do not think it is fair to the rest of the community to just approve this tonight without having the Public Hearing. Volklander stated that we will move forward with scheduling the Public Hearing, and if anything changes, I will let Secretary Sherrill know. Minier made a motion to schedule a Public Hearing for March 25, 2025. Crecelius seconded the motion. Dunlap- Aye, Crecelius- Aye, Meeks- Aye, Minier- Aye, Poparad- Aye. Motion passed.

Meeks stated we are going to have a Public Hearing and Sun Steel Express, Inc. will have to spend a lot of money to decide what we are doing for this one container. This container is in clear violation of the ordinance, so why don't you just move it to the back where it belongs? It would solve this problem. Volklander stated I am simply the voice for the company, I am just filling in for the owners right now. I will take what you all have said and discuss this with them if they are comfortable with moving forward.

Old Business

None

New Business

None

Good of the Order and Other Business

Announcements

Nothing to report.

Adjourn

Minier made a motion to adjourn at 6:15 p.m. Meeks seconded the motion. Dunlap-Aye, Crecelius-Aye, Meeks-Aye, Minier-Aye, Poparad-Aye. Motion passed.

Approved May 27, 2025

Bernie Poparad, President

Jill Sherrill, Secretary