

Burns Harbor Board of Zoning Appeals

Minutes of Tuesday, May 27, 2025

The Board of Zoning Appeals of the Town of Burns Harbor, Porter County, Indiana, met in its regular session on Tuesday, May 27, 2025, at the Burns Harbor Town Hall. The meeting was called to order by the Board of Zoning Appeals Vice President, Timothy Minier, at 6:00 pm.

The Pledge of Allegiance to the American Flag was recited.

Roll Call:

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

Additional Officials Present

Attorney Clay Patton and Secretary Jill Sherrill.

Also Present

Building Commissioner Joe Lawson, Global Engineering Shem Khalil, and Mark Hartman with Stonetown Shadyside, LLC

Minutes

Meeks made a motion to approve the minutes of February 25, 2025. Dunlap seconded the motion. Dunlap-Aye, Meeks-Aye, Minier-Aye, Crecelius- Absent, Poparad-Absent. Motion passed.

Communication, Bills, Expenditures

Nothing to report.

Report of Officers, Committee, Staff

Nothing to report.

Preliminary Hearing

Stonetown Shadyside, LLC Use Variance

Hartman stated, 'My name is Mark Hartman, and I live at 217 Danielle Drive in Chesterton.' We own a small parcel of land adjacent to our mobile home community, which is currently zoned residential. I came before this board about a year ago with some much bigger plans, and we have scaled them down tremendously. We are just looking to put six mobile home spaces in that area, but these are residential. I need a special use permit to put mobile homes on that space.

Khalil stated that even though the zoning code mentions residential, it is not residential. It is ROS, which is residential open space. That means it is an open space for residential use, and no building is allowed in that district. So, that becomes a development standard issue, not a use issue. The ROS is a use issue and a development standard because it is not allowed to have a building.

Minier stated I think what he is trying to say is that it is a different board you would have to go before to have that area rezoned.

A discussion was held regarding the property and the steps Stonetown Shadyside, LLC should take.

Attorney Patton stated for the minutes that this is not going to a Public Hearing and it is pending further submission by the applicant, correct? Minier stated that at this time, we are going to close the preliminary hearing, and Stonetown Shadyside, LLC is going to seek to have the property rezoned through the Plan Commission.

Old Business

None

New Business

None

Good of the Order and Other Business

A discussion was held regarding the buses at 396 Melton Road and whether any updates were available.

Announcements

Nothing to report.

Adjourn

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

Approved June 24, 2025

Timothy Minier, Vice President

Jill Sherrill, Secretary