

Burns Harbor Board of Zoning Appeals

Minutes of Tuesday, October 28, 2025

The Board of Zoning Appeals of the Town of Burns Harbor, Porter County, Indiana, met in its regular session on Tuesday, October 28, 2025, at the Burns Harbor Town Hall. 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, Building Commissioner Joe Lawson, and Secretary Jill Sherrill.

Also Present

Attorney Greg Babcock, representing CIT Trucks, LLC, and Carl Herzog, President/Dealer Principal at CIT Trucks, LLC.

Minutes

Crecelius made a motion to approve the minutes of September 23, 2025. Meeks seconded the motion. Meeks-Aye, Minier- Aye, Dunlap- Aye, Crecelius-Aye, Poparad-Aye. Motion passed.

Communication, Bills, Expenditures

Nothing to report.

Report of Officers, Committee, Staff

Nothing to report.

Preliminary Hearing

CIT Trucks, LLC- Developmental Standards Variance

Babcock stated my name is Greg Babcock, Attorney representing CIT Trucks, LLC, along with Carl Herzog, President of CIT Trucks, LLC. We are here this evening for two developmental standards variances, both dealing with signage. It affects the brand-new building CIT Trucks has at 1171 Lions Drive. The Kenworth building is finally up, and they are getting close to opening. The building is about 50,000 sq ft, and we have included some pictures in the packets. By the end of 2026, they are hoping to employ 30 full-time employees at this site. When you look at the layout, one thing you are going to notice is that there is a low spot in that area off the corner. So, when we were developing this site, if you recall, I ran into an Army Corps issue with what they called some wetland designation. So, that building is farther back on that 14 acres than you might necessarily see. So, we believe that for that signage to be effective, we have two identification signs facing north, and then we have the freestanding sign that would be adjacent to I-94. The old Lazy Days sign is also out front, so we can use that as well. So, this is why we are looking to put a free-standing sign close to I-94 to identify the signs on the north side of the building. The sign that we are looking for the free-standing side is 34 feet by 6. We are prepared to move forward with the Public Hearing and are prepared for the publication and sending out the certified mailings.

Carl is here this evening if you have any questions or if you need information that we could provide you with, potentially before that meeting.

A discussion was held regarding the November meeting date with the Thanksgiving holiday.

Meeks made a motion to change the November 25th meeting to Wednesday, November 19th, at 6 PM. Minier seconded the motion. Meeks-Aye, Minier- Aye, Dunlap- Aye, Crecelius-Aye, Poparad-Aye. Motion passed.

Meeks questioned Herzog about whether CIT Trucks LLC owned both buildings. Herzog stated that is correct. Meeks stated there is already a current sign there. How about combining the two and putting them on one sign? Herzog stated our original thinking was, you've allowed us to move into the current building temporarily until the new building is done. We will pull out the current panels of the Lazy Days sign and put in temporary Kenworth panels. Then, we would like to design a sign for the body shop. Now, could I do down to one full sign, yes. Meeks stated we wouldn't mind if you put the new sign in between the two buildings. Herzog stated that it could work. I am okay with leaving the current sign up until the new one is installed, and then immediately taking that full sign out.

Meeks asked how the sign on I-94 will be illuminated? Herzog stated that it will be an internal LED on a timer. Poparad stated we have already had problems with lighting from the neighbors across from I-94 were bright and shining into their homes. Herzog stated both the building signs and the pylon sign would come on at dark and shut off automatically. Babcock stated we need to bring in some information from the sign company itself about the lumens. Herzog stated the one pylon sign will be internally lit cell face, no crawlers, and the building signs will be the same way.

Meeks asked where the 358 square feet came from for the size of the signs. Attorney Babcock stated that it is based on this building and it being on 14 acres, the sign company designed this sign with all of that in mind.

Meeks made a motion to set the Public Hearing for November 19, 2025, for CIT Trucks, LLC. Dunlap seconded the motion. Dunlap- Aye, Crecelius- Aye, Minier- Aye, Meeks- Aye, Poparad-Aye. Motion passed.

Attorney Patton asked Attorney Babcock if the changes were going to be made. Attorney Babcock stated yes, I am going to add a couple of things. I think one would be that we will use those drawings that we submitted. We will cite those as part of the findings, but that is the style of the sign. I will also then build in on the big sign that one of the conditions would be that the existing sign on the I-94 side of the old Campland will eventually come down when we have built on the new site.

Old Business

None

New Business

None

Good of the Order and Other Business

A discussion was held regarding the December meeting date. Meeks made a motion to move the December 23, 2025, meeting to December 17, 2025, at 6 PM. Crecelius seconded the motion. Dunlap- Aye, Meeks- Aye, Crecelius- Aye, Minier- Aye, Poparad- Aye. Motion passed.

Announcements

Nothing to report.

Adjourn

Meeks made a motion to adjourn at 6:26 p.m. Minier seconded the motion. Meeks-Aye, Minier-Aye, Dunlap-Aye, Crecelius-Aye, Poparad-Aye. Motion passed.

Approved November 19, 2025

Bernie Poparad, President

Jill Sherrill, Secretary