



City of Gary PLAN COMMISSION

CITY OF GARY PLAN COMMISSION

Wednesday, June 18, 2025 @ 3:00 PM

Council Chambers, Gary City Hall, 2nd floor, 401 Broadway Gary, IN 46402.

Live viewing of the meeting can be seen here: www.youtube.com/@GaryTV

AGENDA

1. Meeting Called to order
2. Roll call
3. Election of Officers
4. Approval of minutes

May 15

5. Public Hearings

PC 2025-10	Partially rezone of a Pulaski school property to B3 DEFER @ PETITIONER'S REQUEST
Address	1867 Georgia Street
Request	REZONE
Petitioner	Dwayne Carter, Southern Soul Productions LLC
Parcel/Description	45-08-10-407-003.000-004 / Pt. SE.1/4 S.10 T.36 R.8 (686.3x360x950x345x263.95x25ft) 7.8Ac
PC 2025-11	Rezone to B1
Address	5339 W. 15th Ave
Request	REZONE
Petitioner	Robert Lewis
Parcel/Description	45-07-12-401-001.000-004 / PT W 168.55' OF N2 W2 NW S.12 T.36 R.9 0.73 AC. '168.55 X 189 FT.
PC 2025-12	Rezone to B3
Address	925 Shelby
Request	REZONE
Petitioner	Brian Luick
Parcel/Description	45-05-33-176-004.000-004 / Resub. Young's Woodlands BL.7 N.64.88ft of Lot 25 & S.1/2 of Vac. Adj. Alley

6. Planning/Zoning Department Update

ADJOURNMENT

Next meeting: July 17, 2025 (THURSDAY)

Eddie D. Melton
Mayor



Marco Molina
City Attorney

CITY OF GARY PLAN COMMISSION PUBLIC MEETING

Thursday, May 15, 2025 @ 3:00 PM

Council Chambers, Gary City Hall, 2nd floor,
401 Broadway Gary, IN 46402

AGENDA

Roll call

ALAN HARRELL – **PRESENT**
WILLIAM ALLEN - **PRESENT**
TOM CERA – **ABSENT**
ADAM HALL – **PRESENT**
WILLIE MILLER - **PRESENT**
SHERMAN WILSON - **PRESENT**
BILL COOK – **PRESENT**
JEREMIAH KING – **PRESENT**

Election of Officers

Vice-President: William Allen

Motion to approve William Allen as Vice-President elect: Sherman Wilson

Seconded by: Alan Harrell

Motion passed with a vote of 5-0-1

Member	T. CERA	W. ALLEN	A. HARRELL	A. HALL	W. MILLER	S. WILSON	B. COOK	J. KING
Vote	YES	ABSTAIN	YES	YES	ABSENT	YES	ABSENT	YES

Secretary: Adam Hall

Motion to approve Adam Hall as Secretary elect: William Allen

Seconded by: Alan Harrell

Motion passed with a vote of 5-0-1

Member	T. CERA	W. ALLEN	A. HARRELL	A. HALL	W. MILLER	S. WILSON	B. COOK	J. KING
Vote	YES	YES	YES	ABSTAIN	ABSENT	YES	ABSENT	YES

Eddie D. Melton
Mayor



Marco Molina
City Attorney

MEETING MINUTE APPROVAL

Motion to approve April minutes: Adam Hall
Seconded by: William Allen

Motion passed with a vote of 5-0

Member	T. CERA	W. ALLEN	A. HARRELL	A. HALL	W. MILLER	S. WILSON	B. COOK	J. KING
Vote	YES	YES	Yes	Yes	ABSENT	YES	ABSENT	ABSENT

Plan Commission BZA Appointee

Nomination: Tom Cera

Motion to nominate Tom Cera as the Plan Commission appointee: Bill Cook
Seconded by: Sherman Wilson

Motion passed with a vote of 5-0-1

Member	T. CERA	W. ALLEN	A. HARRELL	A. HALL	W. MILLER	S. WILSON	B. COOK	J. KING
Vote	ABSTAIN	YES	YES	YES	ABSENT	YES	ABSENT	YES

NEW BUSINESS

- **PC 2025-09 – HONORARY SIGN**

Gerry Street at West 9th Avenue

- **Staff overview provided by C. Sharp:** The petition is to place an honorary sign on the location. It is in honor of Dianne Durham, the first African American gymnast to be USA All American Champion.
- **Petitioner, Tom Drahozal, 4958 Troy St., was present:** He provided some background on his wife. She was a seminal factor in paving a pathway for Black gymnast by being the First African American All-Around Gymnast, who was reared in Gary around the petitioned location. She has been honored in the City of Chicago as well.
- **Public Comment was opened:** Kwabena Rasuli, 6th District, expressed his support for the petition by giving an anecdote about Dianne.
- **No questions from the Board were asked:** No comment

Eddie D. Melton
Mayor



Marco Molina
City Attorney

Motion to approve PC-2025-09: Adam Hall
Seconded by: William Allen

Motion passed with a vote of 5-0

Member	T. CERA	W. ALLEN	A. HARRELL	A. HALL	W. MILLER	S. WILSON	B. COOK	J. KING
Vote	YES	YES	YES	YES	ABSENT	YES	ABSENT	ABSENT

- **PC 2025-10 – REZONE**
1867 Georgia Street

- **Staff overview provided by C. Sharp:** The petition is to rezone the former Pulaski school to B3, Business. The parcel was initially one parcel but was split, and the proposed area contains the gymnasium and cafeteria. They are requesting a film and tv studio, recording station, and banquet area. A master plan was submitted which intended to develop the remaining parcels into apartments. The petitioner submitted proof of publication. Staff recommendation is to deferral due to the community forum regarding vacant school sites. There were several emails and letters received regarding the petition. **Staff recommended deferral.**
- **Petitioner, Dwayne Carter was present:** The petitioner stated that the original plan was to bring employment into the city through a food packaging plant. However, there was community resistance, so the plan was overhauled to make it more conducive to the community. The new business plan would include a banquet center, film and tv production studio within phase one and during phase two, develop a community outreach center, and apartments.
- **Public Comment was opened:** Robert Buggs, 4002 Rhode Island St., expressed opposition of the petition. He stated that commercial businesses should not be in residential neighborhoods. B. Ford, 1619 Rhode Island St., expressed opposition of the petition. Theresa Love-Willaims, 200 Bulter Ave East, expressed opposition to the petition. She continued that the petitioner had not paid their property taxes for last year and had conducted fraudulent business previously. Latonya Rodgers, 1635 Rhode Island St., gave a speech in opposition of the petition. She stated that he has conducted fraudulent business and is not transparent about who they are and what they do. Dwight Suggs, 1625 Rhode Island St., expressed support for the petition. Roxy Williams, 1550 Rhode Island St., expressed opposition for the petition. Carolyn

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Mayor



Marco Molina
City Attorney

McCrady, 8241 Locust St., a member of GARD, expressed opposition of the petition. She continued that the financial background of the petitioner should be examined to determine whether they have the backing to support this development. Natalie Ammons, 232 Tyler St., expressed her opposition of the petition. She continued to state his financial background and the layout of the business plan. Jennie Roddingham, 7905 Hemlock Ave, expressed opposition to the petition. She continued that the petitioners should be vetted prior to continuing through the process. She posed several question including, whether the parcel could be replated into one parcel and what happens in this case, could the initial proposed plan be implemented under the current zoning change, and whether the original proposed plan could be implemented after the zoning change. Michaela Spaningburg, 1619 W 29th Ave, expressed opposition to the petition. Calvin Standingford Jr. expressed support for the petition. Jimmy Carter, 14924 S Abrams, expressed support for the petition. Kwabena Rasuli, 6th District, expressed opposition to the petition. He stated that communication should be prioritized, and the development should go to an area where it would not interrupt community characteristics. Doreen Carey, 7304 Indian Boundary, expressed opposition of the petition. Jim Nowacki, 2nd District, stated indifference to the petition. He continued to state that the issue of vacant school sites was the responsibility of the administration.

- **No questions from the Board were asked:** No comment

Motion to defer PC-2025-10: Adam Hall

Seconded by: Sherman Wilson

Motion passed with a vote of 5-0-1

Member	T. CERA	W. ALLEN	A. HARRELL	A. HALL	W. MILLER	S. WILSON	B. COOK	J. KING
Vote	YES	YES	YES	YES	ABSENT	YES	ABSENT	YES

- **PC 2025-11 – HONORARY SIGN**

5339 West 15th Avenue

- **Staff overview provided by C. Sharp:** The petition is requested to rezone B1, Limited Retail. A narrative was provided and intended to develop a 6,000 sq ft. building and split it into three spaces. A rendering was provided of how the development would be operated. It is an

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Mayor



Marco Molina
City Attorney

appropriate land use with similar land uses in the area. **Staff recommended favorable but would advise deferring due to lack of public notice.**

- **Petitioner, Robert Lewis:** No comment
- **Public Comment was opened:** Kwabena Rasuli, 6th District, questioned whether the development operating within the building would be liquor stores. He continued that there are already 20+ liquor stores within the city of Gary.
- **No questions from the Board were asked:** No comment

Motion to approve petition: Jeremiah King
Seconded by: Sherman Wilson

Motion passed with a vote of 6-0

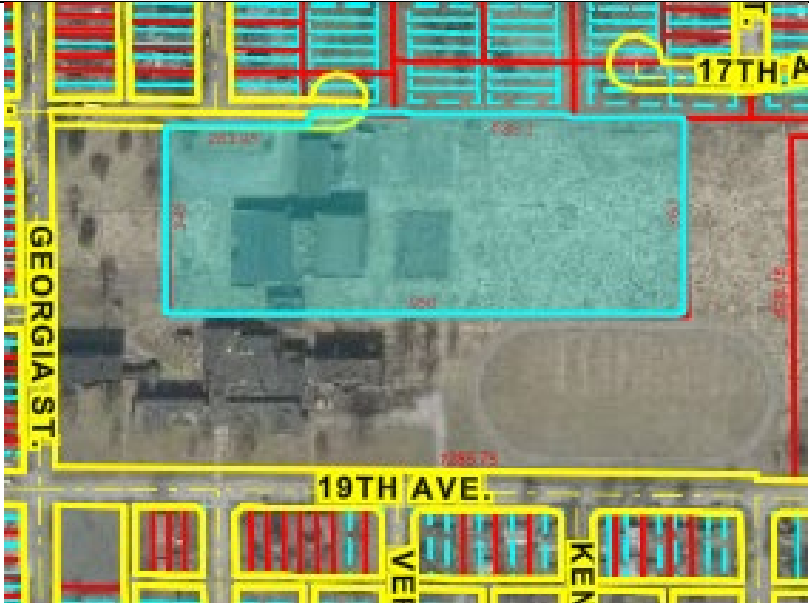
Member	T. CERA	W. ALLEN	A. HARRELL	A. HALL	W. MILLER	S. WILSON	B. COOK	J. KING
Vote	YES	YES	YES	YES	ABSENT	YES	ABSENT	YES

DEPARTMENT UPDATE

- **Corrie Sharp provided the update:** She mentioned forming a sub-committee to review the zoning maps and comprehensive plan. Adam Hall volunteered to lead the sub-committee. She stated she will share all drafts with the commission and work with Adam Hall to finalize and officiate any other business. Aaron Kowalski alongside Kristen and Kevin, representatives of MKSK, gave a brief overview of the comprehensive plan that would be presented on May 15th at the Gary Public Library & Cultural Center to garner community feedback on what would like to be developed on several vacant school sites. The update of the comprehensive plan is to inform the community of spaces for reinvestment and redevelopment and explore and activate spaces to build redevelopment. They are utilizing the event to garner feedback on the available school sites to guide the path that they will take in determining the most up-to-date land use of the vacant school sites.

Adjournment


PLAN COMMISSION PETITION PACKET

PC PETITION NUMBER	2025-10
PETITIONER	Dwayne Carter- Southern Soul Productions LLC
REQUEST	Rezone to B3- Limited Service for a film studio, recording studio, and banquet center.
ADDRESS	1867 GEORGIA ST, GARY, IN 46407
PACEL NUMBER	45-08-10-407-003.000-004
ZONING CLASSIFICATION	R4, Two-family
COMPREHENSIVE PLAN LAND USE	Public/Institutional
PROOF OF PUBLICATION	Received, not confirmed as complete as of 5/9/25
PUBLIC INPUT RECEIVED	2 letters received as of 5/9, included in packet
RECOMMENDATION	DEFER until after the Comprehensive Plan School Forum
GIS MAP	

The former Pulaski school property has been subdivided into two (2) separate parcels. The Petitioners master plan includes housing and community spaces on the other parcel. Those uses are not a part of Petition PC 2025-10. The parcel is highlighted above for PC 2025-10.

PLAN COMMISSION

PETITION PACKET

PC PETITION NUMBER	2025-11
PETITIONER	Robert Lewis
REQUEST	Rezone to B1, limited retail
ADDRESS	5339 W 15TH AVE, GARY, IN 46406
PACEL NUMBER	45-07-12-401-001.000-004
ZONING CLASSIFICATION	R1
COMPREHENSIVE PLAN LAND USE	Neighborhood Commercial and Services
PROOF OF PUBLICATION	Awaiting receipt.
PUBLIC INPUT RECEIVED	None received prior to 5/9
RECOMMENDATION	FAVORABLE RECOMMENDATION
GIS MAP	 



EDDIE MELTON
MAYOR
CITY OF GARY

DEPARTMENT OF ZONING
401 BROADWAY, 3RD FLOOR
GARY, IN 46402
<https://gary.gov/zoning/>

SUBJECT PROPERTY ADDRESS

5339 W. 15th Ave., Gary, In 46406

PARCEL IDENTIFICATION NUMBER(S)

45-02-12-401-001.000-004

LEGAL DESCRIPTION

Part West 168.55' of N¹/₂ W¹/₂ NW Section 12 T.36R.9 D.73 Acres

PRIMARY CONTACT PERSON (IF DIFFERENT FROM ABOVE)

NAME/TITLE Robert Lewis, Attorney
EMAIL RLLEWIS2148@YAHOO.COM
PHONE 219-944-2755

REZONE APPLICATION FEE: \$1,200

PC #: _____

Date Filed: _____

Date 03/28/25
Signature [Signature]
Receipt # 477138

☐ CASH
☒ CHECK 40046454
☐ CREDIT

PAID

I, the undersigned, do hereby certify that I am the owner, or contract purchaser (Evidence of title or other interest you have in the subject property, date of acquisition of such interest, and the specific nature of such interest must be submitted with application.) and do hereby certify that the above statements are true and correct to the best of my knowledge.

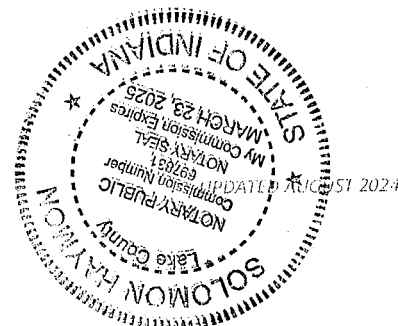
SIGNATURE OF OWNER OR CONTRACT PURCHASER

[Signature]
ADDRESS 1401 W. 82nd Place
CITY/STATE/ZIP Merrillville, In 46410
Subscribed and sworn to before me this 23 day of March 2025.

(Notary Public)

(Seal)

Solomon Haymon





Robert L. Lewis & Associates

Robert L. Lewis, Esq.

2148 West 11th Avenue, Gary, Indiana 46404
Telephone (219) 944-2755 • Facsimile (219) 944-2764

TO: Gary Zoning Department

FROM: Attorney Robert L. Lewis on behalf of Buy-n-Save Inc.,

SUBJECT: Rezoning of 5339 W. 25th Avenue, Gary, Indiana 46406

Date: March 28, 2025

On behalf of my clients, Abdelkauim Yacoub, Fadi Hamod, and Rami Hamod of Buy-n-Save. Inc., they are submitting a proposal to build a 6000 square foot brick building at 5339 W. 25th Avenue that will be comprised of three separate stores. One store inside the building will have a 3000 feet operation, and the other two stores will evenly divide the remaining 3000 square feet. The larger store will sell a variety of products, including food items, beauty supplies, clothing, etc. Another store will be a salon for personal grooming, and the last store will concern itself with communication devices, such as phones, etc.



Sincerely,

A handwritten signature in black ink, appearing to read 'Robert L. Lewis'.

Robert L. Lewis
Attorney at Law

RLL/

PLAN COMMISSION PETITION PACKET

PC PETITION NUMBER	2025-12
PETITIONER	Brian Luick
REQUEST	Rezone to B3, for full-service restaurant
ADDRESS	925 N SHELBY, GARY, IN 46403
PACEL NUMBER	45-05-33-176-004.000-004
ZONING CLASSIFICATION	B1
COMPREHENSIVE PLAN LAND USE	Neighborhood Commercial and Services
PROOF OF PUBLICATION	Received and complete
PUBLIC INPUT RECEIVED	None received prior to 6/16
RECOMMENDATION	FAVORABLE RECOMMENDATION
GIS MAP	 



EDDIE MELTON
MAYOR
CITY OF GARY

DEPARTMENT OF ZONING
401 BROADWAY, 3RD FLOOR
GARY, IN 46402
<https://gary.gov/zoning/>

Public notice

Public notice must be **published one time in one local newspaper** at least 10 days prior to the Plan Commission public hearing. The City will prepare the notice and the legal ad.

Public notice must be mailed to every property owner within 400 feet of the location of the proposed use variance at least two weeks prior to the Plan Commission public hearing. The City will prepare the notice and provide instructions; the applicant is responsible for ensuring the notice is properly delivered, and for all associated mailing costs. A copy of the mailing certification and receipt must be delivered to the Zoning Department.

Note: It is solely the responsibility of the applicant to make sure that all information submitted is accurate as the information will be used for publication of the legal notice required by statute and ordinance. The City of Gary disclaims all responsibility if any of the information submitted by the applicants is inaccurate or in error.

Please type or print. You may use and attach additional sheets of paper as necessary, but please make sure to reference what information is provided on any additional sheets.

DESCRIBE THE REQUESTED REZONE PETITION

Currently 925 Shelby St. is Zoned B1 AND We Are requesting it Be rezoned to B3 STATUS For A Full Service Restaurant.

APPLICANT NAME

Brian Luick

COMPANY OR ORGANIZATION

B+B Hospitality Group LLC

ADDRESS

925 Shelby St Gary In 46403

CITY/STATE/ZIP

GARY INDIANA 46403

EMAIL

brianluick1975@yahoo.com

PHONE

219-292-5208

OWNER OF RECORD (IF DIFFERENT FROM APPLICANT)

If the applicant is not the recorded property owner, proof of ownership and a notarized statement of consent from the owner of record permitting the applicant to file this petition must be provided.



EDDIE MELTON
MAYOR
CITY OF GARY

DEPARTMENT OF ZONING
401 BROADWAY, 3RD FLOOR
GARY, IN 46402
<https://gary.gov/zoning/>

SUBJECT PROPERTY ADDRESS

925 Shelby St. Gary IN. 46403

PARCEL IDENTIFICATION NUMBER(S)

45-05-33-176-004.000-004

LEGAL DESCRIPTION

ReSub. Young's Woodlands BL. 7 N. 64. 88 Ft of Lot 25
AND S. 1/2 of vac. Adj. Alley

PRIMARY CONTACT PERSON (IF DIFFERENT FROM ABOVE)

NAME/TITLE

EMAIL

PHONE

REZONE APPLICATION FEE: \$1,200

PC #:

Date Filed:

Date 05/15/25
Signature [Signature]
Receipt # 478759

PAID ☐ CASH
☒ CHECK 3349
☐ CREDIT

I, the undersigned, do hereby certify that I am the owner, or contract purchaser (Evidence of title or other interest you have in the subject property, date of acquisition of such interest, and the specific nature of such interest must be submitted with application.) and do hereby certify that the above statements are true and correct to the best of my knowledge.

SIGNATURE OF OWNER OR CONTRACT PURCHASER

[Signature]

ADDRESS 925 Shelby St.

CITY/STATE/ZIP Gary IN 46403

Subscribed and sworn to before me this 15th day of May 2025.

[Signature]
(Notary Public)



(Seal)

Rezoning Request Petition – 925 Shelby Street, Gary, IN 46403

This petition is submitted in support of a request to rezone the property located at 925 Shelby Street, Gary, Indiana 46403. The property is currently zoned as B1 (Neighborhood Business District). The applicant is requesting that the zoning designation be changed to B3 (General Business District) to allow for the development and operation of a full-service restaurant.