

CITY OF GARY BOARD OF ZONING APPEALS

Thursday, May 8, 2025 @ 3:00 PM

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

AGENDA

Roll call

TARYL BONDS - PRESENT
FLORZELL HAWKINS - PRESENT
REV. CHESTER JONES - PRESENT
BILL COOK - PRESENT
DAVID FOSSETT - ABSENT

MINUTE APPROVAL

Motion to approve the minutes from April 10, 2025 meeting provided by: Bill Cook Second by: Rev. Chester Jones

Motion to approve April 10, 2025 meeting minutes passed w/ a 4-0 vote

Member	President	Vice	Secretary	Comm.	Comm.
	Bonds	President	Jones	Cook	Fossett
Vote	YES	Hawkins YES	YES	YES	ABSENT

NEW BUSINESS

BZA TIME CHANGE

Corrie Sharp made notice that a time change for the BZA to accommodate the commissioners. She would develop a time outside of the meeting to ensure that it works for all the commissioners.

- BZA 2025-12 Special Use (Auto Dealer) 3980 W. 5th Ave
 - Staff's overview provided by C. Sharp: The petitioner is requesting to
 operate a used auto dealership within a B3 zoning which was currently in
 operations but is making an effort to bring it into compliance after
 reviewing their application for the general business license. The area in



relations to the comprehensive plan is a flexible area. **Staff provided a favorable recommendation.**

- **Petitioner, Eric Smith representative, Jay L., 300 W Ridge Road:** He stated the auto dealership was already in operations and this was an effort to bring into compliance.
- Public Comment: No Comment
- Questions from the Board: What are the hours of operations, Monday-Friday, 9AM – 5PM and Saturday, 10AM – 1PM.

Motion to approve BZA 2025-12: Bill Cook

Second by: Florzell Hawkins

Motion to approve BZA 2025-12 passed w/ a vote of 4-0

Member	President Bonds	Vice President	Secretary	Comm. Cook	Comm. Fossett
	BOTIGS	Hawkins	Jones	COOK	1022611
Vote	YES	YES	YES	YES	ABSENT

- BZA 2025-21 Special Use (Auto Dealer) 4900 W. 5th Ave
 - Staff's overview provided by C. Sharp: The petitioner is requesting to operate an auto dealership within a B3 zoning as a special use. The comprehensive land use is flexible. The publications were completed. Staff provided a favorable recommendation.
 - Petitioner, Amani Musleh representative, Jay L, 300 W. Ridge Road: He stated the auto dealership was making an effort to bring it into compliance.
 - Public Comment: No comment

• Questions from the board: No comment

Motion to approve BZA 2025-21: Bill Cook

Second by: Rev. Chester Jones

Motion to approve BZA 2025-21 was passed w/ a vote of 4-0

Vote	YES	YES	YES	YES	ABSENT
		Hawkins			
	Bonds	President	Jones	Cook	Fossett
Member	President	Vice	Secretary	Comm.	Comm.



BZA 2025-22 – Special Use (Auto Related) 2557 Colfax Street

- Staff's overview provided by C. Sharp: The petition is an existing business and is requesting to operate mechanical and auto body work, so he is pursuing a special use permit. Staff provided a favorable recommendation.
- **Petitioner**, **John K.**, **2557 Colfax Street**: He stated that the expansion is to a means to support themselves financially.
- Public comment was opened: No comment

• Board's questions: No comment

Motion to defer BZA 2025-22 provided by: Rev. Chester Jones

Second by: Bill Cook

Motion to defer BZA 2025-22 was passed w/ 4-0

Member	President Bonds	Vice President Hawkins	Secretary Jones	Comm. Cook	Comm. Fossett
Vote	YES	YES	YES	YES	ABSENT

♣ BZA 2025-23- Special Use (Light Industrial) 2601 E. 15th Ave

- Staff's overview provided by C. Sharp: The zoning is currently M1 and what the petitioner is requesting requires a special use permit. A letter was received from Ben Creamer in support of the petition. Staff provided a favorable recommendation.
- **Petitioner, Wabash Parts Chicago Holding:** Dave Weslin and Ben Ayala, Steve Schnider, 8788 Byren Dr representatives, 3900 McCarty Lane. Dave stated that site is being refurbished and will be a redevelopment that will bring employment around 16-20 employees initially then 35-40 once in full operation. Pace will manage the facilities and light diesel repair. There will be an effort to beautify the
- Public comment: No comment
- Questions by the Board: What is auto body mounting? It is when the bodies are attached to the rear behind the box of the semi-truck. What





type of employment will be available? Technicians with the specialty knowledge of wielding. What effort will be made to hire Gary residents? The corporation always hires within the local workforce. Will there be any training that will be offered for the specialty jobs? Yes, there will be training.

Motion to defer BZA 2025-23: Bill Cook

Second by: Rev. Chester Jones

Motion to defer BZA 2025-23 was passed w/ 4-0

Member	President Bonds	Vice President Hawkins	Secretary Jones	Comm. Cook	Comm. Fossett
Vote	YES	YES	YES	YES	ABSENT

- BZA 2025-25- Special Use (Home Daycare) 2658 E. 21st Ave
 - Staff's overview provided by C. Sharp: The petitioner is requesting to operate a home daycare. The land is zoned as R2, single family. In relation to the comprehensive plan, it is classified as a transition to employment.

 Staff provided a favorable recommendation.
 - **Petitioner, Betty Cole-Cummings:** She stated that the building that she previously received her SU permit was no longer in operations and she was coming to get another for her new building.
 - Public comment: No comment
 - Questions by the Board: What is the petitioner history in childcare? She was in operations at another building and has been in operation for 25 years. How many will be at the daycare? The state allows for 4-12 between the ages of 2 months to 13 years old. There will be no assistance. The hours will be Monday- Friday from 6AM to midnight. There is a fence surrounding the property and a driveway for parking. There is no opposition to the intended use of the daycare.

Motion to defer BZA 2025-25: Bill Cook

Second by: Rev. Chester Jones

Motion to defer BZA 2025-25 was passed w/ 4-0

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Marco Molina City Attorney

	Bonds	President Hawkins	Jones	Cook	Fossett
Vote	YES	YES	YES	YES	ABSENT

ADJOURNMENT