



City of Gary Plan Commission

City of Gary Plan Commission
January 16, 2025 at 3:00 p.m.
in the Council Chambers, Gary City Hall, 2nd Floor,
401 Broadway, Gary Indiana 46402

MINUTES

Meeting Called to order by City Attorney Marco Molina
Roll Call provided by City Attorney Molina – Taryl Bonds – Present; Tom Cera – Present; Alan Harrell – Present; Will Miller – Present; Bill Cook – Present; and Absent was: Tai Adkins, President and Will Allen, Civil Engineer – Tardy

Approval of minutes:

Motion for approval of minutes – Commissioner Cera
2nd by Commissioner Harrell
Vote = 5-0 for approval

Public Hearing Items

PC 2024-05(A) | 717-31 E. 49th Ave Petition to Rezone The petitioner is Prince Singh and the owner is Taofik Hmamda. The owner requests a use rezone in accordance with Sec. 123-192 (b) to use the property as a gas station. The affected real estate is 717-31 E. 49th Ave., Gary, IN 46407, parcel: 45-08-34-329-011.000-004, legal description: BROADWAY GARDENS L.1 BL.1 L.2 BL.1, zoning district: B1-1, new zoning B5-1.

NOTES from Public Comment: No additional public letters submitted except Ms. Wilson who spoke at the last meeting. Staff recommendation is favorable. Petitioner's representative, Ms. Sonya Rhody, insisted on providing extra lightening to be in place for security measures as well as cameras. Petitioner maintains other properties in the area (gas stations).

Public comment open – Sandra Wilson resides behind the location. She is concerned about safety and homicides at the location. C. McCarty, from GARD, spoke to her investigative findings and stated the one listed on Malcolm X has no gas station. No recommendation was given. Mr. Azula (inaudible, resides on the 3700 blk of Mississippi) gave an unfavorable recommendation and agreed with previous constituent, Sandra Wilson. Also, spoke to alcohol being sold at gas stations which causes nuisances in the neighborhood.

- Commissioner Cera – spoke to extra security; however, those concerns are beyond the Board's scope related to decision-making.
- Commissioner Harrell – asked about the discrepancies of the information that was brought forth by C. McCarty. Ms. Rhody stated that Ms. McCarty is misinformed, and looked at the incorrect addresses.
- Commissioner Miller – asked for clarification of an accurate list of existing gas stations owned by the Petitioner. Requested an accurate list so that the Board can do their due diligence. Ms. Rhody replied by stating that the list was already provided to Staff, and Commissioner Miller clarified what list he was requesting to give the Petitioner an opportunity to clear up all

misinformation that Ms. McCarty presented. Staff experienced that there may have been some discrepancies when copying that list over to Ms. McCarty. Commissioner Bonds spoke to the scope of the Board's responsibility when making decisions.

Motion to approve PC 2024-05(A) provided by: Commissioner Cera; and 2nd by Commissioner Harrell

T. Bonds	W. Miller	W. Allen	T. Cera	L. Fisher	A. Harrell	B. Cook	T. Adkins
Abstain	Abstain	Tardy	Yes	No	Yes	Abstain	Absent

VOTE = 2-4 (Does not pass) Petition still will go before Counsel.

PC 2024-06 | 2227-29 Grant St. Petition to Rezone The owner and petitioner is Indiana Investment Properties, LLC. The affected real estate is 2200-78 Lincoln St, Gary, IN 46407; parcel: 45-08-16-103-035.000-004 legal description: D J Rosenfield's Add Lots 1 to 19 & vac alley Grant Manor Blk 3 Lots 11 to 40 & Blk 4 Lots 11 to 25 & Blk 10 Lots 1to11,13to38 & Blk 9 Lots 1 to 19 & E1/2 SE1/4 OF L.8S.16 T.36 R.8 18.67 Ac The petitioner requests a rezone from B3-1 to a Planned Unit Development (PUD) for commercial development.

NOTES from Public Comment: Deferred from previous meeting. The petitioner did not complete the steps that need to be done as it relates to publications. Opening for the public to speak, but not a public hearing. Deferred to the next meeting. Attny Molina explains that this is not a public hearing and there will be a forum held on Wednesday at 3pm at New Hope so they can speak to the developer personally. Councilman Whisenton spoke to Councilwoman Barnes-Caldwell's concern and asked what is the clarification for the usage of the facility. He has an unfavorable recommendation, and he wants clarity on if it's a trucking company or distribution center. He is not supporting anything that brings more trucking to the City of Gary. Staff, Ms. C. Sharp, provides a brief overview. It is a petition to do a rezone and there are a series of criteria that must be met. There are a number of permitted uses at this location (see website for PC packet for more information). Other criteria that need to be met is in reference to parking, landscaping and lighting. There is a site plan that the petitioner did submit the site plan (site plan was viewed in the meeting for public information).

Terry Martin (constituent) - Opposition given and she is the President of the Neighborhood Block Club. This has happened before where a petition was put in place regarding a bus terminal. The notice requirement is fraud and the list of people who received public notice are either deceased or no longer living at the residences where the mailings were sent.

Counsel reminds the public that this is not a public hearing.

John Hancock (constituent) - Elaborating on Ms. Martin's opposition as well. Speaks about his environmental concerns.

Carl S. (constituent) - Opposition given to this petition because it is deceitful how it is coded. Spoke about the unsafety of semi-trucks coming down narrow streets that are damaging the streets and parking lots. Recommend the Board consider that trucks don't have inspections like cars and another concern is for the environment. He also spoke to the other truck companies in this area and fear of the saturation of trucks in their neighborhood. Unclear about how many jobs that will be provided or the infrastructure of our city.

Theresa (constituent) - Opposition given and stated that her and her neighbors are opposed to it. This is a residential neighborhood. She will speak when it's an official hearing.

Dorothy (constituent) - Opposition given and stated that trucks do not belong in residential areas. Schools belong in residential area. It's her belief that they will not be able to live up to their promises.

D. Carey (member of GARD) – Trucks don't belong in Residential neighborhoods. School belongs in residential areas and not trucking. A lot of people opposed Djurwach Trucking when they applied at the Ivanhoe side; however, the move forward to Edison's area. They made lots of promises to the

community to, but it was still approved and now, they have expanded and not adhered to any of their promises. They are in violations right now. Any trucking firms cannot meet the promises that they are making. She has an unfavorable recommendation.
(Public's opportunity to speak closed)

Motion to defer meeting to the next PC meeting on 2/20/2025 provided by: Commissioner Miller; and 2nd by Commissioner Fisher.

T. Bonds	W. Miller	W. Allen	T. Cera	L. Fisher	A. Harrell	B. Cook	T. Adkins
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

Vote = 7-0 to defer to February 20, 2025 meeting

PC 2024-07 | City of Gary Zoning Code Text Amendment

The owner and petitioner City of Gary. The affected real estate is municipal jurisdiction of Gary, Indiana. The petitioner requests to amend various sections of the Zoning Code including, but not limited to; Section 123.1, 123-154-161, 123-192, 123-366, 123-367, 123-373.

NOTES from Staff's Overview: Ms. Sharp spoke to the strategy on how the new structuring of the codes will be addressed. The first being to daycares and the second will be the implementation of the zoning 9-1-1 recommendations that came out of Notre Dame's work in 2024. Reference the packet online (red lines to illustrate the difference between home daycares and daycare facilities). The distinguish between the residential and commercial will assist the BZA with their decision making. Also, the consolidation of development standards, Commissioner Harrell asked about previous efforts. Upon investigation, Staff determined that it was never brought forward and will be brought forward separately (referenced page 51). Staff highlighted a number of changes that are to expected with the amendments to residential district codes. In addition to a lot of verbiage being deleted from the Code to make it more precise for understanding purposes. Reference paged 64 (pick up and drop off for package delivery) will have requirements regarding drop off and pick up of parcels. Staff's recommendation is favorable for changes to the current zoning code.

Public portion was opened and closed
Floor opened and closed for questions.

Motion to approve the proposed changes to the zoning code text amendment PC 2024-07 provided by: Commissioner Cera; and 2nd by Commissioner Miller

T. Bonds	W. Miller	W. Allen	T. Cera	L. Fisher	A. Harrell	B. Cook	T. Adkins
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

VOTE = 7-0 has been approved and will be sent to council

PC 2025-01 | Dorothy King Street Rename

The Petitioner is David Collier King. The Petitioner seeks to rename the intersection of 15th Street and Maryland Street to "Dorothy King".

NOTES from Staff's Overview:

PC 2025-03 2762 W. 18th & 1502-16 Marshall Replat The Petitioner is DVG Team, Inc. on behalf of Tolleston Joint Venture. The Petitioner requests a replat which, in this case, means combing two parcels. The affected real estate is 2762 W 18TH AVE, GARY, IN 46404 and 1502-16 MARSHALL, GARY, IN 46404. Legal Description Tolleston Park Sub. All of Blocks 1,2,5,6 & Vac. 17th Ave., 18th Ave., Marshall Pl. & Vac. Alleys and W2. N.E. N.W. S.W. & 16 1/2 FT. STRIP ON NORTH SIDE OF THIS S. 8 T.36 R.8 5A.

NOTES from Staff & Public Comment: Staff's recommendation is to approve the petitioner because they have met the requirements. Petitioner takes the podium, Greg, for the DVG Team. He spoke to

the purpose of his petition. Gave background of the project – the resources are coming from Boys and Girls Club, YMCA, and (inaudible). This will be good for the City because its purpose is geared toward families and most important the children. Boys and Girls Club will be demolished for the new proposed project. There will be space provided for Methodist Hospital.

Public portion open:

Public speaker M. Fall – Questioned about the track

Public speaker G. - No plans to do anything to do with the track. Bulk of the work is focused around the Boys and Girls property.

Public speaker A. Jones – Questioned the E-gym

Representative of the petitioner G ? - Answered yes.

Public portion closed

Commissioner Allen – asked about the job potential for Gary residents

Representative of the petitioner – Mr. Jones (Boys & Girls Club) - As many as 10 since they will have a capacity for more children. Cannot speak to the Y –side or the Methodist Hospital side; Representative of the petitioner G. ? will send that information to C. Sharp regarding the other facilities that will be there.

Commissioner Miller – Questioned jobs for contractors within the city? The Representative of the petitioner G? - Answered Powers & Son and another construction company. The contract will be done in phases. Funding sources – State of Indiana; City of Gary (maybe); and the Barbara and Dean White Corporation.

Motion to approve the preliminary plat and grant Staff the authority for the secondary plat review for PC 2025-03 by Commissioner Cera; and 2nd by:

T. Bonds	W. Miller	W. Allen	T. Cera	L. Fisher	A. Harrell	B. Cook	T. Adkins
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent