

# CITY OF GARY PLANNING COMMISSION PUBLIC MEETING

### Thursday, February 20, 2025 @ 1:00 PM

Council Chambers, Gary City Hall, 2<sup>nd</sup> floor, 401 Broadway Gary, IN 46402

# <u>AGENDA</u>

#### Roll call

TARYL BONDS, - Present
TOM CERA – Present
LLOYD FISHER – Present
WILLIE MILLER – Absent
SHERMAN WILSON – Absent
WILLIAM ALLEN – Present
TAI ADKINS – Absent

Motion to amend the agenda made by: Willie Miller

**Second by:** Tom Cera

#### Agenda has been amended by a 6-0 Vote

Member	T.	T.	L.	W.	S.	W.	T.
	BONDS	CERA	FISHER	MILLER	WILSON	ALLEN	<b>ADKINS</b>
Vote	YES	YES	Yes	Yes	YES	YES	ABSENT

#### **Election of Officers**

President Bonds relinquished his position to Atty. Molina to start the election of officers.

Nomination of Tom Cera for Presidential position made by: Taryl Bonds

#### Nomination was accepted and roll call given which yielded a 5-0-1 Vote

Member	T.	T.	L.	W.	S.	W.	T.
	BONDS	CERA	FISHER	MILLER	WILSON	ALLEN	<b>ADKINS</b>
Vote	YES	ABSTAIN	Yes	Yes	YES	YES	ABSENT

Nomination of Taryl Bonds for Vice-Presidential position made by: Willie Miller

#### Nomination was accepted and roll call aiven which yielded a 6-0 Vote

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Member	T.	T.	L.	W.	S.	W.	T.
	BONDS	CERA	FISHER	MILLER	WILSON	ALLEN	ADKINS
Vote	YES	YES	Yes	Yes	YES	YES	ABSENT



Administrative duties were relinquished from Atty. Molina back to President Tom Cera to conduct the remaining of the meeting.

### Approval of January's meeting minutes

Motion to approve December's BZA meeting minutes by: Taryl Bonds Second by: Willie Jones

### Motion to approve January's BZA meeting minutes were approved by 6-0 Vote

Member	T.	T.	L.	W.	S.	W.	T.
	BONDS	CERA	FISHER	MILLER	WILSON	ALLEN	ADKINS
Vote	YES	YES	Yes	Yes	YES	YES	ABSENT

#### **New Business**

- ♣ PC 2025-01 Dorothy King Street Rename 15<sup>th</sup> & Maryland St
  - Staff's overview provided by C. Sharp: The petitioner is applying to
    erect an honorary sign, not a formal street renaming. Policy dictates
    that the sign be placed underneath the official street sign and has to
    proceed through PC followed by the Board of Public Works. No staff
    recommendation required.
  - **Petitioner, David Collier King, was present:** He provided some history of Dorothy King, highlighting her significance within his life and impact to the community of 15<sup>th</sup> & Maryland.
  - No questions from the Board.

Motion to approve BZA 2025-01 by: Taryl Bonds

**Second by:** Lloyd Fisher

### Motion to approve BZA 2025-01 was passed w/ 6-0 Vote

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Member	VICE-	PRES.	L.	W.	5.	W.	1.
	PRES.	CERA	FISHER	MILLER	WILSON	ALLEN	<b>ADKINS</b>
	BONDS						
Vote	YES	YES	Yes	Yes	YES	YES	ABSENT

♣ PC 2025-06 – La'Montrell McFarland Street Rename Mississippi St @ 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> Ave



- Staff's overview provided by C. Sharp: The petitioner is requesting for an honorary sign. No staff recommendation required.
- **Petitioner, Benay Thomas, was present:** She provided some history on La'Montrell McFarland and his significance and impact to the community.
- No questions from the Board

Motion to approve BZA 2025-06: William Allan

**Second by:** Lloyd Fisher

Motion to approve BZA 2025-06 was passed w/ 6-0 Vote

Member	PRES.	PRES. CERA	L. FISHER	W. MILLER	S. WILSON	W. ALLEN	T. ADKINS
	BONDS						
Vote	YES	YES	Yes	Yes	YES	YES	ABSENT

# PC 2025-02/06 – Petition to Rezone 2227-29 Grant St | 2200-78 Lincoln St.

- Staff's overview provided by C. Sharp: The petitioner is seeking to rezone the parcel to PUD, Planned Unit Development from R2/B3-1. City's zoning code allows petitioners to write their own code, which the petitioner has done. According to the comprehensive plan, the land use is designated as an inactive school. Public notice was received by all notified. Additionally, staff received several letters and emails; 1 in support from John Allen and 2 in opposition from Dorreen Carey and Gregory Henry. In code 123-060, there are several specific criteria that the PUD has to meet including use exceptions and bulk regulations. Staff's recommendation is an unfavorable recommendation due to uncharacteristic of neighborhood.
- Petitioner, Jim Weiser, Atty. for project was present: He made a clarification that the project will not house semi-trucks. He continued to state that the school has been vacant and the onset of their business would revitalize the property. Continuing, that Grant street is designated truck route and the area is well suited for the purposes of the business. He suggested the area would not be residentially developed. The presentation would depict the economic benefit it would offer. Carl Hietman, architects on project, gave a presentation to support the petition. The presentation provided history of Hietman Architecture and provided an overview of the building alongside it benefits to the



community.

- **Public comment was opened:** Theresa Woodard, 2156 Lincoln St, made comments in opposition of the petition. She made several points that Grant street the main route to the sole hospital, a route to local grocery store, pharmacies, and resources would be disturbed causing the character of the neighborhood to change. Additionally, the trucks would be detrimental to the air quality in the area. Bruce Curry, made comments that were in opposition to the petition. Terry Martin, 2461 Grant St., made comments in opposition to the petition. She mentioned promises of a community meeting that was cancelled. Doreen Carey, 7304 Indian Boundary, supported the community members in opposition of the petition. She encouraged to hold the project due to the comprehensive plan and zoning code amendment. K. Mazuli, 6th District, made comments in opposition of the petition. He mentioned he assesses industrial properties in others municipalities and there are none within residential areas. Caroline McCrady, 8241 Locust Ave., made comments in opposition of the petition. David King, Indiana Ave., made comments in opposition of the petition. Councilman-at-large Darren Washington made comments in opposition of the petition.
- Questions from the Board: Taryl Bonds questioned how the City of Gary would retain control of the property. Mr. Hietman stated the city would determine the allotted use and building development on the parcel. Carl Hietman added that the development can be altered to accommodate the board requirements such as setbacks and similar constraints. Commissioner Wilson questioned what was the status of the public meeting that was to be conducted. No answer. Taryl Bonds stated that the pub

Motion to accept unfavorable recommendation of BZA 2025-03: Taryl Bonds Second by: Sherman Wilson

# Motion to accept unfavorable recommendation of BZA 2025-03 passed w/ 6-0 vote

Member	VICE- PRES. BONDS	PRES. CERA	L. FISHER	W. MILLER	S. WILSON	W. ALLEN	T. ADKINS
Vote	YES	YES	Yes	Yes	YES	YES	ABSENT

 PC 2025-07 – Petition to Replat 5310/5334 W. Ridge Road



- Staff's overview provided by C. Sharp: The petitioner has sought a special use variance that is going before the common council and a developmental variance that has been approved. The petitioner is seeking to combine two parcels into one tax parcel. Staff's recommendation is a favorable.
- Petitioner, Sixer's Gas Station:

• Public comment was opened:

Motion to approve BZA 2025-05 by: Sherman Wilson

**Second by:** Taryl Bonds

### Motion to approve BZA 2025-04 passed w/ 6-0 Vote

Member	VICE- PRES. BONDS	PRES. CERA	L. FISHER	W. MILLER	S. WILSON	W. ALLEN	t. Adkins
	DOMES						
Vote	YES	YES	Yes	Yes	YES	YES	ABSENT

### **Adjournment**