

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, 2<sup>nd</sup> 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	<b>YES</b>	<b>ABSTAIN</b>	<b>YES</b>	<b>YES</b>	<b>ABSENT</b>	<b>YES</b>	<b>ABSENT</b>	<b>YES</b>

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	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>ABSTAIN</b>	<b>ABSENT</b>	<b>YES</b>	<b>ABSENT</b>	<b>YES</b>

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## 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	<b>YES</b>	<b>YES</b>	<b>Yes</b>	<b>Yes</b>	<b>ABSENT</b>	<b>YES</b>	<b>ABSENT</b>	<b>ABSENT</b>

## 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	<b>ABSTAIN</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>ABSENT</b>	<b>YES</b>	<b>ABSENT</b>	<b>YES</b>

## NEW BUSINESS

- **PC 2025-09 – HONORARY SIGN**

**Gerry Street at West 9<sup>th</sup> 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, 6<sup>th</sup> District, expressed his support for the petition by giving an anecdote about Dianne.
- **No questions from the Board were asked:** No comment

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**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	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>ABSENT</b>	<b>YES</b>	<b>ABSENT</b>	<b>ABSENT</b>

- **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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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 29<sup>th</sup> 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, 6<sup>th</sup> 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, 2<sup>nd</sup> 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	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>ABSENT</b>	<b>YES</b>	<b>ABSENT</b>	<b>YES</b>

- **PC 2025-11 – HONORARY SIGN**

**5339 West 15<sup>th</sup> 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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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, 6<sup>th</sup> 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	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>ABSENT</b>	<b>YES</b>	<b>ABSENT</b>	<b>YES</b>

#### 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 15<sup>th</sup> 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**