

CITY OF GARY PLAN COMMISSION PUBLIC MEETING

Thursday, June 18, 2025 @ 3:00 PM

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

AGENDA

Roll call

ALANHARRELL – PRESENT
WILLIAM ALLEN - ABSENT
TOM CERA – PRESENT
ADAMHALL – PRESENT
WILLIE MILLER - PRESENT
SHERMAN WILSON - PRESENT
BILL COOK – PRESENT
JEREMIAHKING – PRESENT
DARREN WASHINGTON – ABSENT

MEETING MINUTE APPROVAL

Motion to approve April minutes: Adam Hall

Seconded by: Bill Cook

Motion passed with a vote of 5-0

Memb	T.	W.	A.	A.	W.	S.	В.	J.	D.
er	CER	ALLEN	HARREL	HAL	MILLE	WILSO	COO	KIN	WASHINGTO
	Α		L	L	R	Ν	K	G	N
Vote	YES	ABSEN	ABSENT	YES	ABSEN	YES	YES	YES	ABSENT
		T			T				

NEW BUSINESS

PC 2025-10 - REZONE 1867 Georgia Street

• Staff overview: No overview

• Petitioner, Dwayne Carter: No comment

Public Comment: No comment

• No questions from the Board were asked: No comment



Motion to approve petition: Adam Hall

Seconded by: Bill Cook

Motion passed to defer BZA-2025-10 with a vote of 6-0

Vote	YES	ABSEN	YES	YES	ABSEN	YES	YES	YES	ABSENT
er	CER	ALLEN	HARREL	HAL	MILLE	WILSO	COO	KIN	WASHINGTO
Memb	T	W.	Α	Α.	W.	ς	B.	ı	D

♣ PC 2025-11 – REZONE 5339 W. 15TH AVE

- Staff overview provided by C. Sharp: The petition is requesting to rezone the southeast corner of 15th Ave and Burr Street. It has been before the board previously and has successfully submitted all public notification. Staff provided a favorable recommendation.
- Petitioner, Atty. Robert Lewis: He began stating that he was representation of Buy-N-Save and already have a store near the proposed location project. They are currently proposing to expand the current operations under the same footprint. The project is to build a new building on a vacant lot consisting of 6000 sq ft that can house three businesses within including a 1500 sq ft beauty shop, 1500 sq ft beaty salon, and a 3000 sq ft space for another business. There will be a paved lot designated for 40 parking lots for the new building and the current operations.
- **Public Comment was opened:** Camille Hudson, 1300 Ralston, expressed concern regarding the community characteristics. She stated whether the business would contribute to the community cleanliness. Delores Teamer, 1373 Ralston, expressed concern and gratitude. She stated her confusion regarding the rezone to B1, but since gained clarity. Bassam Abdulla, 2305 W. 15th Ave, expressed that he would be addressed the concern with the neighborhood concerns. Adriene Jones, 1358 Hanley St., questioned whether the structure was going on the lot adjacent to the currently building in operations and what was being housed within the building.
- No questions from the Board were asked: Were architectural rendering available for the location; yes they were submitted alongside the permit that was submitted with the building department which is what



flagged it for a rezone, what are the current hours of the new building and the building currently in operation; the current building opened roughly around 9AM CST and close around 8PM CST and the new building will coincide with those hours, what would be the timeline to start construction; the project construction will begin within 30 days and is estimated to completed by Spring 2026. Commissioner King stated he would be open to assist in facilitating a community conversation among the business and the community residents.

Motion of favorable approval to petition BZA-2025-11: Adam Hall **Seconded by:** Bill Cook

Motion favorably passed to approve BZA 2025-11 with a vote of 6-0

Memb	T.	W.	A.	A.	W.	S.	В.	J.	D.
er	CER	ALLEN	HARREL	HAL	MILLE	WILSO	COO	KIN	WASHINGTO
	Α		L	L	R	Ν	K	G	N
Vote	YES	ABSEN	YES	YES	ABSEN	YES	YES	YES	ABSENT
		T			T				

PC 2025-12 - REZONE 925 N SHELBY ST

- Staff overview provided by C. Sharp: The petitioner is requesting to rezone from B1 to B3. It is an existing building that is vacant. The current is classified as limited services which prohibited any full-service restaurant from distributing alcohol. There was some feedback from the community regarding the parking plan. The parking requirements were met. No written communication was received and public notification was in compliance. Staff provided a favorable recommendation.
- Petitioner, Brian Luick: He is petitioning to establish a non-smoking full service restaurant. Additionally, he has previous experience within the industry amounting to 25 years. He continued that this restaurant is needed within the Miller area because it offers a family-friendly experience. The hours of operations will be Sunday Thursday 11AM CST 10 PM CST and Friday & Saturday from 11AM CST to midnight.
- **Public Comment:** Robin Bolde, 8001 Locust Ave, expressed support for the petition. Bill Doerschawn, 8418 Maple Ave, expressed support for the petition.
- No questions from the Board were asked: Is outdoor dining going to be



considered; there are outside considerations, but it was not being there for opening date. Do they own the property; they are leasing, and the property owner is not required to make the petition, but provide authorization.

Motion to favorable approve petition BZA-2025-12: Bill Cook

Seconded by: Adam Hall

Motion favorably passed to approve BZA-2025-12 with a vote of 7-0

Vote	YES	ABSEN T	YES	YES	YES	YES	YES	YES	ABSENT
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er	CER	ALLEN	HARREL	HAL	MILLE	WILSO	COO	KIN	WASHINGTO
Memb	T.	W.	Α.	Α.	W.	S.	В.	J.	D.

DEPARTMENT UPDATE

Corrie Sharp informed the petitioners that the petitions will have another cycle to go before the Gary Common Council prior to final approval. Additionally, she introduced the Zoning department newest team member, Sylvia Martin, Zoning Administrator. Sylvia Martin gave a brief introduction for herself. Furthermore, the consultant team, MKSK, has documented public feedback and correlated it with the best practices regarding the school sites. A comprehensive plan draft is scheduled to be released in July. Following, a new zoning code will be released in August. The zoning code will have a complete overhaul and rewritten to fit today's Gary. Both the comprehensive plan and zoning code are estimated to be approved by September. Then, move forward through the Common Council approval by the end of the year. Moreover, a new zoning map that reflects the new zoning code destinations will be developed for the commissions review. There are several new standards including a solar, well-head, animal, neighborhood and downtown. Commissioner Hall inquired whether individual approval would be required for each parcel rezone. Corrie Sharp informed the board that public notification will be sent out to inform the community that the zoning will reflect Gary's existing conditions. Commissioner Cook asked for a synopsis of the community forum regarding the school sites. Corrie Sharp provided a synopsis of the even.



Marco Molina City Attorney

Adjournment