

Eddie D. Melton
Mayor



Marco Molina
City Attorney

CITY OF GARY PLAN COMMISSION PUBLIC MEETING

Thursday, September 18, 2025 @ 3:30 PM

Conference Room, Hudson Campbell Sports Center,
455 Massachusetts St., Gary, IN 46402

AGENDA

Roll call

ALAN HARRELL – **PRESENT**
WILLIAM ALLEN - **PRESENT**
TOM CERA – **PRESENT**
ADAM HALL – **ABSENT**
WILLIE MILLER - **PRESENT**
SHERMAN WILSON - **ABSENT**
BILL COOK – **PRESENT**
JEREMIAH KING – **PRESENT**
DARREN WASHINGTON – **ABSENT**

MEETING MINUTE APPROVAL

Corrections were made to the August minutes reflecting a date change from July to August and a name change to professor Marianne Cusato of Notre Dame.

Motion to approve August minutes: Bill Cook
Seconded by: Alan Harrell

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	D. WASHINGTON
Vote	YES	YES	YES	ABSENT	YES	ABSENT	YES	ABSENT	ABSENT

NEW BUSINESS

PC 2025-15 – REZONE 423 Bridge St.

- Staff overview:** The petitioner is requesting to rezone from R5 to B5. There was a previous rezone at the same location. The neighborhood was residential, but has been transitioning to a mixed use. This petition received two support letters. **Staff recommended favorable of the petition.**

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- **Petitioner, Ron Bruno, 456 Marshall St.:** He stated the establishment has been operational since 2004. The reason for the rezone is related to future plans of business expansion.
- **Public Comment:** No comment
- **Questions from the Board:** No comment

Motion to approve petition BZA 2025-15: Bill Cook

Seconded by: Sherman Wilson

Motion passed to approve BZA-2025-15 with a vote of 6-0

Member	T. CERA	W. ALLEN	A. HARRELL	A. HALL	W. MILLER	S. WILSON	B. COOK	J. KING	D. WASHINGTON
Vote	YES	YES	YES	ABSENT	YES	ABSENT	YES	YES	ABSENT

OLD BUSINESS

PC 2025-14 – VACATE RIGHT OF WAY

6533 W. 15TH AVE

- **Staff overview:** The petitioner is requesting to vacate the right of way. At the previous meeting, a concern was highlighted of the proof of ownership. It was confirmed an error was made and the petitioner owned the property. **Staff provided a written favorable recommendation. However, at the meeting an unfavorable recommendation was provided.**
- **Petitioner, Francois Lubin:** Not in attendance
- **Public Comment was opened:** Christopher Harris, Director of Redevelopment, spoke in opposition of the petition. He mentioned that there were 100 acres of contiguous parcels that can be developed. Director Harris provided an overview document that showed development opportunities in the area. This document was sworn into records. Atty. Morgan showcased photos of the petitioner fencing in the right of way, which is illegal. Atty. Robert Golding, 1194 Joliet Dr., expressed opposition of the petition. Atty. Golding provided a plat of the area. This document was sworn into the record.
- **Questions from the Board:** No comment

Motion of deny petition BZA 2025-14: Bill Cook

Seconded by: Willie Miller

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Motion passed to deny BZA 2025-14 with a vote of 6-0

Member	T. CERA	W. ALLEN	A. HARRELL	A. HALL	W. MILLER	S. WILSON	B. COOK	J. KING	D. WASHINGTON
Vote	YES	YES	YES	ABSENT	YES	ABSENT	YES	YES	ABSENT

Motion to submit J-PIT information into record

Motion passed for submission of information with a vote of 6-0

Member	T. CERA	W. ALLEN	A. HARRELL	A. HALL	W. MILLER	S. WILSON	B. COOK	J. KING	D. WASHINGTON
Vote	YES	YES	YES	ABSENT	YES	ABSENT	YES	YES	ABSENT

PUBLIC HEARING

 **COMPREHENSIVE PLAN**

- Corrie Sharp provided an overview on the status of the comprehensive plan. She highlighted the changes made since last month meeting which consisted of addressing the community such as workforce development, community gardens, and trucking facilities. She emphasized trucking establishments will ultimately be addressed within the zoning code. Similarly, community gardens had a deep focus and would be addressed in the zoning code. A collaboration between Brenda Scott-Henry, Environmental Health Director, and Zoning took place to ensure strong and supportive language for the environmental portions, such land conservations, watersheds, and ongoing projects, of the comprehensive plan. NIRPC, Northwestern Indiana Regional Planning Commission, provided feedback and maps of the Gary elevated trails which supports a long-term vision. Workforce development language was included to encourage growth. A correction was made to the Tolleston Opportunity Campus which had half of the parcel on the map. To improve readability, some FEMA information was removed and added to the Nature section. Latonya Rodgers, 1635 Rhode Island St., spoke on behalf of the Pulaski School Site and addressed that surrounding communities should be informed of new development at those sites. Jim Nowacki, 2nd District, expressed his participation in four compressive plans and expressed gratitude for the readability of the current plan. Carolyn McCrady, 8231 Locust St., member of GARD, expressed gratitude that community engagement has been significant in the development of the comprehensive plan. Corrie Sharp thanked MKSK for the comp plan and stated the plan will

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eventually be lengthy, as many of the former planning initiatives will be incorporated into the appendix. She to address community member, Latonya Rodgers, concern stating at the onset of new development the community will be informed when the use diverts from the zoning classification of that parcel resulting in a variance. The comprehensive plan is a land use vision document and not the zoning code which establishes the development guidelines.

Adjournment