

CHESTERTON BOARD OF ZONING APPEALS
AUGUST 22, 2019
6:30 P.M.

The meeting was called to order at 6:30 P.M. Present were members F. Owens, K. Goldak, J. Kowalski and President R. Riley. Member J. Ackerman was absent. Town Engineer M. O'Dell and Fire Chief J. Jarka were in attendance. Attorney J. Paulson was present as legal advisor. The pledge of allegiance was recited.

APPROVAL OF MINUTES

Member K. Goldak moved approval of the minutes from July 25, 2019 seconded by member F. Owens and passed by unanimous voice vote.

PRELIMINARY HEARINGS

Prepared Services Contracting, LLC., Pedro A. Azevedo and Ana M. Azevedo Living Trust requesting a Use Variance for special events center. **Petition 19-12** (Continued from July 25, 2019) Mr. Darrick Serianni Founder and CEO of Prepared Services Contracting, LLC was present. Mr. Serianni told the board they are excited about what's going on at the 505 Warehouse. They were present to make it clear about what type of events could potentially be held at the center. He provided the board with a list of proposed uses for gatherings/assemblies they might host; hereto attached and made a part of these minutes.

President R. Riley noted the hours of operation are from 6:00 A.M. until midnight.

Mr. Serianni told the board those hours would not be a daily thing. He simply wanted to have that availability for set up and tear down of any equipment and perhaps cleaning. They would be moving forward with their application once this local process is completed. They await the response of a Chapter 34 evaluation. The outcome of this evaluation would determine if they might alleviate the need to install a costly sprinkler system. The age of the building and the fact that there was no previous sprinkler system installed is a factor of consideration in this evaluation. They would be compliant with a fire alarm system as well as additional fire extinguishers and provide safely delineated exits.

Member K. Goldak questioned if he had purchased this property. She wondered if he would ever consider turning this property into a worship/religious tax-exempt space.

Mr. Serianni said he is currently in the process of taking over the property in the form of a payment system. He did not have the intention to convert this to a tax-exempt building at the moment. He commented that he is a business man and if the right situation presented itself, he was open to hosting those types of venues. The former use of the boat and RV repair would no longer be a use as of September. They would be looking to house office space, some storage space for his contracting business and the venue. He said he was willing to comply with every request that would make the town happy.

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President R. Riley asked if the town would be involved with state review process in this matter.

Town Engineer M. O'Dell said their only involvement would be if they asked an opinion. The town would await the states notification. The town would have 15 days to comment on their decision either in support or with additional items for consideration.

Town Engineer M. O'Dell said that moving forward if the state gives the ok to move forward the town along with Fire Chief Jarka would like to see conditions attached to the petition. Some of those restrictions would include no pyrotechnics', no open flames, and only special type stage smoke would be allowed.

President R. Riley asked for the town to have conditions to review for the public hearing.

Attorney J. Paulson said she would work with the town to formulate conditions that might not be considered in items of inspection or addressed in the fire code but might need to be a consideration or restriction. She suggested that the petitioner look at their Findings of Fact and consider strengthening them.

Member K. Goldak asked about food services or a cooking facility.

Mr. Serianni said in the case of a wedding they would bring in their own catering. There might be a prep area.

Prepared Services Contracting, LLC., Pedro A. Azevedo and Ana M. Azevedo Living Trust requesting a variance to increase building signage exceeding allowable area.
Petition 19-13 (Continued from July25, 2019) Member F. Owens commented that the variance to exceed the signage requirements needed to be addressed. Page 10 of Petition 19-13 needed to include the calculations for the signage square footage.

Mr. Serianni included depictions of the intended signage for all sides of the building.

Member J. Kowalski questioned if the symbol with no wording should be included in the signage calculation.

Town Engineer M. O'Dell said they should include that symbol on the building as a part of the signage variance request. The fence screening would not be considered in the calculations.

Member F. Owens asked that the signage calculations be included for the public hearing.

Town Engineer M. O'Dell questioned if the freestanding sign should be included in the variance request. It should also be looked as two-sided sign, therefore they should double the square footage.

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Attorney J. Paulson was in agreement, whether the sign is legal non-conforming they should include it in the variance request.

Town Engineer M. O'Dell commented that the reason some of the conditions need to be imposed on the front end is because in the event the property was sold these conditions would remain with the property. A big concern would be if a future restaurant was a consideration. A restaurant is allowed in an I-1 and I-2 Zone. If the variances from the state are granted, he wouldn't have to put in a sprinkler system. A building of that size with a restaurant is required to have a sprinkler system. The town is not interested in making the property less desirable for a potential future sale, it's just something that needs to be included because the zoning would allow a restaurant. A condition might restrict a commercial kitchen or open flame cooking.

Attorney J. Paulson said she would get with M. O'Dell to discuss restriction in the form of written commitments.

Member J Kowalski moved to set Petition 19-12 and 19-13 for public hearing at the September 26, 2019 seconded by member F. Owens and passed by unanimous voice vote.

The secretary reminded the petitioner that all additional information that the board requested needs to be received by September 9, 2019.

PUBLIC HEARINGS- None

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OLD BUSINESS- None

NEW BUSINESS- None

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

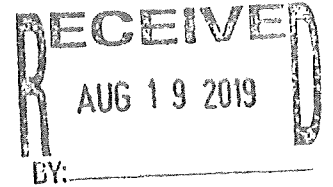
There being no further business before the board member K. Goldak moved adjournment seconded by member F. Owens and passed by unanimous voice vote. The meeting adjourned at 7:08 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved:

R. Riley, President



Prepared Services

Use Variance for *Special Events Center (Venue)*

Prepared Services submits a plan to the BZA and Town of Chesterton to share our resources, provide jobs, and promote collaboration in these possible ways:

- Proposed Uses for Gatherings (Assemblies):
 - Worship and Ministry uses
 - Fundraising Events
 - Seminars: Lectures, Motivational Speakers, Workshops, Educational trainings, networking events, and exhibits
 - Market, Wedding, Vendor expo, Parties (class reunion, birthday, graduation, retirement, or dances) etc.
 - Live Musical/Art Performances (ie...Inspire at The 505 Warehouse, etc.)
 - Uses could be further restricted by State Fire Marshall's office
- The 505 Warehouse space has more than adequate square footage to house hundreds of people, sitting (with or without tables) and standing. (pictures attached). The 505 Warehouse will have offices and the Special Events Center (venue)
- There is more than adequate parking that has just been updated and can house well over 150 cars just on our property alone.
- General hours of use: 6:00am through midnight (this includes loading and unloading and cleaning). Anticipated that there
- would be on average 2 events per week.
- The Building will comply with State Fire Code requirements based upon Chesterton's approval of the Use Variance and upon the State approvals for an **Assembly Group A-3** use, including exists, maximum capacity, and layout for seating and related.

Assembly Group A-3 is the classification that will be pursued with the State of Indiana. Assembly Group A-3 is defined by the international building code as follows:

Assembly Group A-3

Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to,

Amusement arcades

Art Galleries

Bowling alleys

Community halls

Courtrooms

Dance halls

Exhibition halls

Funeral parlors

Gymnasiums

Indoor tennis courts

Lecture halls

Libraries

Museums

Places of worship

Pool and billiard

Waiting areas for transportation terminals

No uses would impact neighbors in adverse manner and we could never compete with the train noise. We have shown that we are committed to Chesterton and to our neighbors in cleaning up and beautifying our property and increasing the values to our neighbors. In fact, we received the Duneland Chamber 2019 Business Renovation Award for the year for such efforts. On a personal note, I live here, I work here, I play here, and donate here, it's a great community!

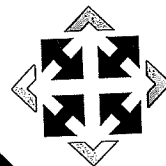
As a reminder, the State Fire Marshall's office has ultimate review and approval of what will be allowed to occur within what Chesterton may approve for the Use Variance. The Chesterton Use Variance has to be approved first to then submit for the State Fire Marshall's review and approval.

We appreciate Chesterton partnering with us through this process to create a unique and exciting venue in Chesterton for now and years to come.

Sincerely,



Derrick Serianni



**PREPARED
SERVICES**



Derrick Serianni | Founder & CEO

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