

CITY OF EAST CHICAGO
PLAN COMMISSION

BOARD MEMBERS

Val Gomez, President
Anthony Serna, Vice President
Lilia Ramos, Secretary
Joanne Moricz, Commissioner
Douglass Sloss, Commissioner
William Allen, Commissioner
Lydia Lopez, Commissioner
Stacy Winfield, Commissioner

Regular Meeting Minutes
(Via Zoom Videoconference)
Monday, January 4, 2021 @ 4:30 p.m.

Reported for Fissinger & Associates
By: Lisa Pena

CALL TO ORDER: 4:30 p.m.

Roll Call: Present in Chambers: Val Gomez, Anthony Serna

Present Via Zoom: Lilia Ramos, Douglass Sloss,
William Allen, Lydia Lopez, Stacy Winfield.

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: Regular Meeting of Monday,
December 21, 2020

Comments/Questions: None

Motion to approve December 21, 2020 Regular Meeting Minutes
made by Anthony Serna. Second by Douglass Sloss.

Roll Call: "All in Favor": All Abstain: None
Opposed: None Motion Carries.

NEW BUSINESS:

CITY PLANNER'S REPORT:

MR. GOMEZ: We'll move on to New Business. We have the
City Planner's Report. Today we have the Indiana Citizen
Planner's Guide, Chapter 8, Zoning Ordinances.

1 MR. POWERS: Good evening. Today Chapter 8 is
2 discussing about the Zoning Ordinance. So a couple of the
3 ways that this really pertains to you is that the Zoning
4 Ordinance and the Comprehensive Plan kind of go side by side.

5 The Comprehensive Plan is the guideline for future
6 development. It sets forth the community's vision and its
7 land use for transportation and utility policies. And the
8 Zoning Ordinance is a regulation designed to make the
9 Comprehensive Plan a reality.

10 The Plan Commission Members and/or staff should be
11 able to explain the purpose of each zoning regulation and
12 decision as it relates to the role in implementing the
13 Comprehensive Plan.

14 So the Zoning Ordinance currently has what we refer
15 to commonly as Euclidean Zoning in the City of East Chicago.
16 That has the various districts from four different
17 residential districts along with three commercial, being like
18 single-family, multifamily, neighborhood, retail, general
19 retail and so forth. And this limits the types of uses
20 within each of those districts versus some other forms of
21 zoning like Form-Based Code.

22 So if I can, another thing that's important to
23 mention is how the chapter discusses about the various
24 different types of districts.

25 We do have the mixed use on the North Harbor area
as to where people can have commercial on the lower floors
and then have residential on top. So that does pertain to
this City.

One of the things that's in there if you looked at
page 129 about the home based businesses, so our Ordinance
does permit some forms of commercial uses in residential
neighborhoods. It really depends on what it is and scope and
scale.

So that is something that you should be apprised
to. Or, you know, you can always feel free to contact me if
you have any questions about something specific.

And like I mentioned this chapter does go over
Form-Based Code. That's not what we, you know, really deal
with here.

So another thing that I wanted to get into is, you

1 know, if you were looking at page 136, Map Amendments or
2 Rezoning. This is something that is more likely to come
across for you guys for the reviewing.

3 Recommendations are made based on what the
4 Comprehensive Plan says. The Comprehensive Plan was approved
in 2008. And it's supposed to be a 20-year vision of what we
5 would like to see East Chicago be in the next 20 years.

6 So whenever you're making a recommendation for
approval or denial it's based on that. So, you know,
7 whenever we're coming up with findings that's one of the
pertinent things that then goes to the Council, you know,
8 from there.

9 But the Zoning Ordinance just deals with day-to-day
uses.

10 Another important thing that I bring up since we're
11 discussing the Zoning Ordinance is a lot times the Zoning
Ordinance gets amended. It's obviously technology changes,
12 uses change.

13 So we could quite possibly not have something
covered in the Zoning Ordinance as to where, you know, we
14 need to bring that up so we can make those amendments. And
other times that they change a lot has to do with acts of
15 legislation.

16 One instance that we had in 2015 can be referred to
as Reed versus The Town of Gilbert. What that was is there
17 was a church that was being regulated for the types of signs
that they were using. They omitted the date. And apparently
18 the signs that they had they were only permitted a certain
amount of time in accordance with the Ordinance to be able to
19 have those up.

20 And the Supreme Court actually ruled on this and
determined that the town's Zoning Ordinance was
21 unconstitutional in the manner that it was being used.

22 So a lot, over 90 percent probably of the
communities had to amend their Zoning Ordinance after that.

23 There are other various cases. But that's just
something I wanted to bring to your attention.

24 Do you have any questions for me or anything
25 specific that you would like to discuss or have me address?

1 MR. GOMEZ: Any questions or comments?

2 No further questions or comments. Thank you,
3 Mr. Powers.

4 COMMISSIONER COMMENTS: None.

5 PUBLIC COMMENTS: None.

6 * Next Regular Meeting Date: Wednesday,
7 January 20, 2021 @ 4:30 p.m.

8 MS. WINFIELD: Mr. President.

9 MR. SERNA: Sounds like somebody is asking a question.

10 MR. GOMEZ: Yes.

11 MS. WINFIELD: My call was muted. I couldn't get
12 through. Just one comment.

13 Esperanza, if you send the minutes late, can you
14 call me and let me know that you put in an e-mail because I
15 don't have access to my e-mail all the time.

16 You e-mailed that this morning. And I didn't see
17 that until around 4:00.

18 MS. CEJA-RAMIREZ: Sure. No problem.

19 MS. WINFIELD: Thank you.

20 Motion to adjourn was made by Anthony Serna. Second by
21 Douglass Sloss.

22 Roll Call: "All in Favor": All Abstain: None
23 Opposed: None Motion Carries.

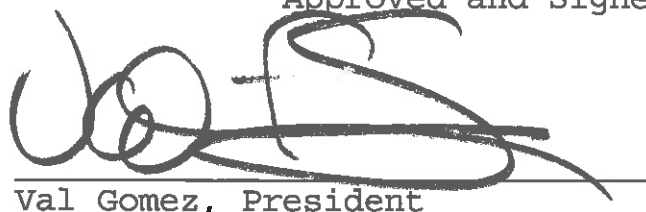
24 * Meeting ended at 4:39 p.m.

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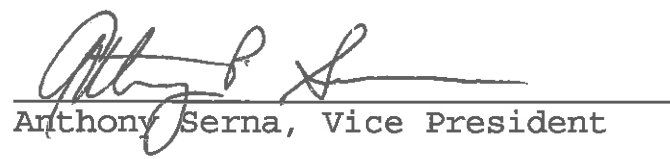
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Approval of Meeting Minutes of
Monday, January 4, 2021

Approved and Signed Wednesday, January 20, 2021



Val Gomez, President



Anthony Serna, Vice President



Lilia Ramos, Secretary



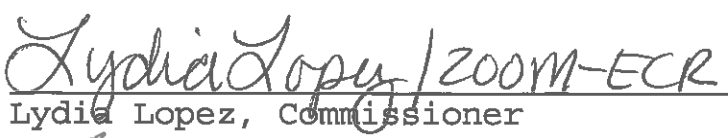
Joanne Moricz, Commissioner



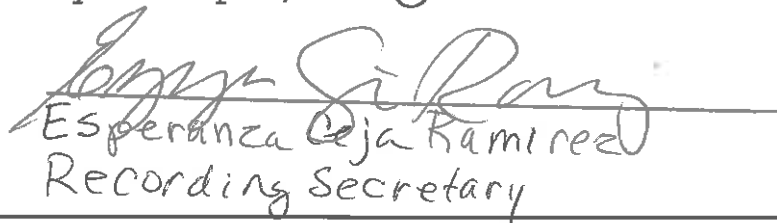
Stacy Winfield, Commissioner

Douglass Sloss, Commissioner

William Allen, Commissioner



Lydia Lopez, Commissioner



Esperanza Ceja Ramirez
Recording Secretary


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C E R T I F I C A T E

I, Lisa Pena, a competent and duly qualified court reporter, do hereby certify that I did report in machine shorthand the foregoing proceedings and that my shorthand notes so taken at said time and place were thereafter reduced to typewriting under my personal direction.

I further certify that the foregoing typewritten transcript constitutes minutes of said proceedings taken at said time and place, so ordered to be transcribed.

Dated at Portage, Indiana, this 6th day of January, 2021.



Lisa Pena
Notary Public Porter County
Certified Shorthand Reporter
License Number 084-003483

