



**WINFIELD BOARD OF ZONING APPEALS**  
**MEETING MINUTES**  
OCTOBER 13, 2022 @ 5:30PM

The Winfield Board of Zoning Appeals held a meeting on Thursday, October 13, 2022, at the Winfield Town Hall at approximately 5:30 p.m. Those present: Mark Nelson, Jim Hajek, Phil Metzger, Sash Becvarovski and Austin Holtz. Also present were Nick Bellar, Zoning and Planning Administrator and Attorney Ryan Deutmeyer.

**MINUTES:**

Mark Nelson entertained a motion to approve the minutes. Austin Holtz made a motion to approve the minutes from February 10, 2022. Sash Becvarovski seconded the motion. The motion carried 5-0.

**OLD BUSINESS:**

**1. Docket BZA 2021-06 – Findings of Fact**

Nick Bellar explained this was for a pole barn in the front yard on State Street which has been constructed and looks as it was approved, with required trees planted. Jim Hajek made a motion for a favorable approval of the Findings of Fact for Docket BZA 2021-06. Austin Holtz seconded the motion. All were in favor. Motion carried 5-0.

**NEW BUSINESS:**

**1. Public Hearing and Recommendation to the Town Council**

**Docket BZA 2022-01 – Special Exception**

Owner: Doubletree Plaza LLC  
Petitioner: Arnulfo Gonzalez  
Address: 10711 Randolph St.  
Request: Special Exception – Restaurant (Bar)

Arnulfo Gonzalez stated he would like to open a La Carreta Mexican Restaurant in Winfield. He has two other La Carreta restaurants in Merrillville and Schererville. He is seeking a three-way liquor license. Nick Bellar said this docket has been duly advertised with required adjacent property owners properly noticed. For the alcohol sales, they need to apply for a Special Exception, which facilitates a Public Hearing so that adjacent property owners are aware of what's being proposed.

Mark Nelson opened up the Public Hearing at 5:34 pm, there were no other comments regarding this matter. The Public Hearing was closed. Jim Hajek asked what the percentage of alcohol sales to food sales was, and Mr. Gonzalez stated 15-20%. The main business is food. Sash Becvarovski said he has eaten at both of the other locations and sees how this will bring value to the Winfield community. Mark Nelson entertained a recommendation to the Town Council. Jim Hajek made a motion for a favorable recommendation for Docket BZA 2022-01 – Special Exception to Town Council. Sash Becvarovski seconded the motion. It was unanimously approved 5-0. This will be on the October 25, 2022, Town Council Agenda.

**STAFF/ATTORNEY REPORT:** None

With no further business before the Board, Jim Hajek made a motion to adjourn the meeting at 5:36 pm, Sash Becvarovski seconded the motion. All were in favor. Motion carried 5-0.

**ADJOURNMENT:** 5:59 pm

Attest:

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Board of Zoning Appeals Secretary

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Board of Zoning Appeals Chairman

Transcriber: Monika Valente