

**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE**  
**Regular Meeting Minutes**  
**January 13, 2016**

LOCATION: County Administrative Center, Ste 205      TIME: 9:00 a.m.

MEMBERS IN ATTENDANCE

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Robert Thompson, Executive Director & County Planner  
Kelly Cadwell, Health Department  
Kevin Breitzke, County Surveyor  
Ray Riddell, Director of Engineering  
David Burrus, Drainage Board President  
Kristy Marasco, Planner I

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Also present was Mike Haller, Building Commissioner.

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**Case:**            **MI-15-0039**  
**Applicant:**    **Vern & Terry Weiland**  
                      **Weiland Minor Subdivision**  
Location:        309 West Division Road, in Union Township  
Acreage:         5.03 +/- acres  
Request:         Case continued from the last meeting of December 23, 2015.  
                      Primary plat approval, two (2) lot minor subdivision.

Mr. Thompson stated that the petitioner requested a continuance and this case will be rescheduled accordingly.

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**Case:**            **DP-15-0058**  
**Applicant:**    **Insite, Inc., c/o Bryan Donley**  
Location:        Southwest corner of 500 East & 600 North, in Washington Township  
Acreage:         81.37 +/- acres  
Request:         Informal review, Development Plan to construct a new telecommunications  
                      facility with a 199' monopole tower.

Mr. Bryan Donley presented. Verizon wireless is the carrier and it is proposed to accommodate up to four different common carriers.

**DISCUSSION AND CONCERNS:**

Mr. Thompson stated that this is an informal review by this committee before they go in front of the Board of Zoning Appeals; this is in a Rural Residential District which will require a Use Variance; upon approval, then it will be back before this committee for the Development Plan approval. He asked if there are any other towers located within a couple of miles of this location.

A: Yes.

Mr. Riddell recommended the existing 18 inches be taken care of and replaced if needed. He asked if the existing drive is as far as the field access.

A: Yes.

Mr. Thompson asked approximately how far off the road will it be located?.

A: Probably about 600 feet.

Mr. Breitzke concerns are on the operations and maintenance. He asked if they have anything to catch any spills and if they would have a generator on site.

A: Yes, there will be a (diesel) generator on site.

Mr. Breitzke recommend natural gas if it should be available. He asked if they are doing any concrete pours.

A: There will be foundation installed for the tower and equipment.

Mr. Breitzke concern is also on the Crooked Creek and recommended a concrete wash out.

Mr. Thompson asked if they have the letters that will guarantee that there will be carriers around this pole.

A: He has the lease between Verizon Wireless and (inaudible), that shows paying rent on it.

Mr. Thompson stated that this is one of the requirements in the ordinance. He asked if the height will be at 199' or come up at a lower level.

A: They are proposing 180'.

Mr. Thompson advised to have their coverage plan to show why the pole is needed in that location and have the agreement showing that there will be a carrier..

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**Case:** DW-15-0057  
**Applicant:** Ryan and Jessica Neal  
Neal Minor Subdivision  
Location: 2151 Smoke Road, in Center Township  
Acreage: 20 +/- acres  
Request: Informal review, Design Waiver for a proposed Minor Subdivision (with four (4) buildable lots) to vary from Section 10.32 Subdivision Control; General.

Mr. Bill Davies with Davies & Associates Land Surveying presented. Also present were Mr. Ryan Neal and Mr. Dan Balentine. Mr. Davies stated that Lot 1 is already developed, has an existing driveway that they are going to utilize and there is an existing garage on Lot 4.

#### **DISCUSSION AND CONCERNS:**

Mr. Thompson explained the waivers that they are requesting for the minor subdivision:

- reduction in the required road frontage along Smoke Road, requirement is 240 feet
- lot 4 exceeds the allow width-to-depth ratio; lot width
- accessory structures on a lot prior to the primary structures

Mr. Breitzke asked if they can show the ownerships around this parcel and if the drainage calculations have been done.

A: Yes.

Q: What is the water plan direction and how will it be managed?

A: Drainage calculations indicated no proposed pond; draining in the general direction that it has already been draining.

*(Discussion on the existing community to the north, University Heights, to figure out on how to manage the water; and discussion on the impact of the existing driveway.)*

Ms. Cadwell asked if there is any septic associated to the pole barn.

A: No.

Mr. Riddell addressed to the note made for the proposed 2 foot wide swale to be extended south of subject parcel by Porter County Highway Department. He noted that there is no guarantee if that would be done.

Mr. Burrus noted that there should be a designated drainage plan that shows final water courses where this water will be routed and be accompanied with easements that maintain access right to those water courses. Mr. Thompson agrees that this could be asked for as additional information required.

Mr. Thompson would like to know what the width of the driveway is. Mr. Burrus agrees that the driveway width should be identified by dimensions on the drawing.

Mr. Breitzke suggested in locating their own private drive profile and putting in culverts.

Mr. Thompson addressed that he will forward to Plan Commission.

Mr. Burrus clarified that on the drainage plan is to indicate where the water enters the sight, how will it find its way thru the site when done, what is the proposed final grading routes, and where will it leave the site.

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**Case:** DP-16-0012  
**Applicant:** Transpoint Intermodal LLC, c/o Todd Leeth  
**Intermodal Freight Transportation Facility**  
**Location:** 184 West State Road 130, in Center Township  
**Acreage:** 39.23 +/- acres  
**Request:** Informal review, Intermodal freight transportation facility.

Mr. Todd Leeth presented. Also present was David Crawford and Randy Smith from GAI Consultants. Mr. Leeth stated they have submitted a preliminary site plan and they will need a series of variances.

Discussion on the items that were submitted as concerns:

- trying to achieve the 40% open space requirement
- on the back corner, will need a basin for the outlet to the west
- to maintain the 60' buffer adjacent to the residential
- the very large challenge is on the grades on this site itself and the transmission lines that traverse this sight
- 40' height of cranes used for loading and unloading the storage containers
- will have to request a variance for the light pole height

Mr. Burrus asked if the existing pond is to remain and be used for retention.

A: Yes, it is.

Mr. Burrus asked as far as the impervious surface, other than the ponds, if the majority of the site will be paved.

A: Yes, for the most portions (concrete or asphalt – proposing stone for the storage yard).

Mr. Burrus asked if they are involved with any kind of concerns for the containment should there be any kind of a major spill.

A: Yes, they are going to request an outdoor fueling and created a depressed area for any type of spills.

Mr. Breitzke stated that it was recommended for a mechanical shut off, and a manhole for the outlet for the pond. Also, in discussion of the nature of this business, they will most likely be required by IDEM to have a Rule 6 (Industrial Pollution Permit).

Mr. Riddell asked if this is an around the clock operation.

A: Yes.

Ms. Cadwell asked what the usage of the building will be, if they are doing any processes or is it just for employees.

A: It will be for employees.

Q: Approximately how many employees?

A: We are looking at about 6 employees per shift.

C: Looking at this, not much area saved is left for putting in the septic.

Ms. Cadwell stated that once beginning to change the usage, they will have to provide a new septic system and it will have to meet the most current code. The well will require 100 feet separation from the septic. Depending on how many employees there will be, there is an IDEM water sampling requirement. Recommends contacting the State Department of Health to get an idea on what the size for septic will be and get soil boring testing done.

Mr. Breitzke asked if they did the engineering feasibility study (inaudible).

A: No, we have not.

Mr. Breitzke recommended it would be appropriate to have the study done. Another concern is on the noise on how to deal with it being an around the clock operation.

Ms. Cadwell asked if they are anticipating any dust, coming and going.

A: No. The only dust that would be created, he would assume would be off of the stone pavement.

Ms. Cadwell asked if they anticipate any odors.

A: No .

Mr. Thompson asked how many trucks would be coming and going within a 24 hr period?

A: Around 100 a day.

Q: In which direction do you see the trucks leaving?

A: They should be heading towards Chicago. We will give you a daily narrative of operations.

Q: What are the future plans on the existing building?

A: The intent is to reuse the north end of the building and have it partially demolished.

Mr. Breitzke stated that another concern is on traffic control and management; there should also be a discussion with the City of Valparaiso.

Mr. Thompson requested they go thru the checklist and then set a meeting to go over the information.

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**Case: DW-15-0055**

**Applicant: Eugene Johnson, c/o Donald Bengel  
Johnson Washington Minor Subdivision**

Location: 492 North 400 East, in Washington Township

Acreage: 21.67 +/- acres

Request: Informal review, Design Waiver for a proposed Minor Subdivision (with three (3) buildable lots) to allow a reduction in the road frontage from the required 240 feet (for each lot) to 222 feet.

Mr. Thompson stated that Mr. Bengel is not here for the meeting because he is out of town. This is an informal review, the required road frontage is 240 feet, the soil report has been turned in, and the plat has been redone from 4 lots to 3 lots.

#### **DISCUSSION AND CONCERNS:**

Ms. Cadwell's concerns:

- the drains are only at 58, 56 and 60 inches
- recommends to have Mr. Bengel call her and she could walk him thru it
- has a 12' water indicator, it needs drainage and has to meet code for septic
- will require a finished drainage plan

There being no further business, the meeting adjourned at 10:28 a.m.