

**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
December 14, 2016 - Meeting Minutes**

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

MEMBERS IN ATTENDANCE

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

Also present were Mike Novotney, Rich Hudson, Harvey Nix, Monica Gee, and citizens.

Case: David Reed
Applicant: Reed – Gudas Minor Subdivision, in Union Township
Location: Lake Porter County Line, South of C.R. 50 North and North of Division Road
Acreage: 46.5 +/- acres
Request: Case continued from the November 21st, 2016 meeting. Primary plat approval, four (4) lot minor subdivision, in a RR, Rural Residential zoning district.

Mr. Bill Davies presented.

Mr. Thompson noted that the items in question have been marked out on the plat.

Mr. Breitzke made motion to approve Case MI-16-0099. Mr. Burrus seconded the motion, which carried on a unanimous voice vote.

Case: MI-16-0109
Applicant: David Bradley / Bradley Minor Subdivision
Location: County Road 200 West, in Liberty Township
Acreage: 2.9 +/- acres
Request: Case continued from the November 21st, 2016 meeting. Primary plat approval, one (1) lot minor subdivision, in a RR, Rural Residential zoning district.

Mr. David Bradley presented.

Mr. Thompson noted that the items in question have been marked out on the plat.

Mr. Breitzke asked if this would be required to have a double wide at the entrance.

Mr. Thompson replied he will check the codes for minor subdivisions.

Mr. Burrus made motion to approve Case MI-16-0109. Mr. Breitzke seconded the motion, which carried on a unanimous voice vote.

Case: MI-16-0015
Applicant: Carl Lundahl / Lundahl Minor Subdivision
Location: 655 North State Road 149, in Liberty Township
Acreage: 70.83 +/- acres
Request: Case continued from the July 6th, 2016 meeting. Primary Plat approval, one (1) lot minor subdivision, in a RR, Rural Residential zoning district.

Mr. Bill Davies presented. Also present was Mr. Carl Lundahl..

Ms. Cadwell stated that Mr. Lundahl provided her with septic inspection by a certified septic inspector and the septic is located well within the boundaries of the lot.

Ms. Cadwell made motion to approve Case MI-16-0015. Mr. Riddell seconded the motion, which carried on a unanimous voice vote.

Case: ZO-16-0112
Applicant: Lilac Ridge LLC, c/o Todd A. Leeth, Hoepfner Wagner & Evans LLP
Location: Northeast corner of S.R. 149 and 875 North, in Liberty Township
Acreage: 11.84 +/- acres
Request: Informal review, Amendment to Zoning Map (Rezoning); from RR, Rural Residential District to CM, Moderate Intensity Commercial District, to allow for a proposed wedding venue/event center.

Mr. Todd Leeth presented.

The following items were discussed:

- Storm Drainage Release – where?
- entrance 475 feet east of S.R. 149 may need accel/decel and turn lane at S.R. 149
- event centers can be tricky for determining septic requirements
- serving food, needs permit and inspection from the Health Department
- Aqua closest sanitary
- floodway with Salt Creek – need 100-year flood, elevation
- is Salt Creek regulated there- easements possibly
- Storm Water Review at the Development Plan submittal
- Special Exception Variance required
- Maximum person capacity?
- restricting auto uses within the district due to overlay ordinance and proximity to Salt Creek

Case: ZO-16-0113
Applicant: Maryann M. Jones, M.D., c/o Todd A. Leeth, Hoepner Wagner & Evans LLP
Location: North Side of U.S. Highway 6, between 75 West and Meridian Road,
in Liberty Township
Acreage: 7.03 +/- acres
Request: Informal review, Amendment to Zoning Map (Rezoning); from MP, Manufactured Home Park District to CM, Moderate Intensity Commercial District, to allow for a proposed physicians office/medical clinic.

Mr. Todd Leeth presented.

The following items were discussed:

- where will storm water be released
- will this site be serviced by sewer and water
- INDOT access – left turns, in and out concern
- drive separations with overlays, frontage road?
- Health Department – highly recommended hook up with sanitary sewer and water; water would require testing of well by IDEM since this is a doctor’s office
- recommend frontage road that will tie in with Manufactured Home Park, limit accesses on U.S. Highway 6

There being no further business, the meeting adjourned at 9:55 a.m.