

PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
Regular Meeting Minutes
March 9, 2016

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

MEMBERS IN ATTENDANCE

Robert Thompson, Executive Director & County Planner
Kevin Breitzke, County Surveyor
Kelly Cadwell, Health Department
Kristy Marasco, Planner I

Also present were Rich Hudson, Harvey Nix, Mike Haller and citizens.

Case: **MI-15-0056**
Applicant: **Eugene Johnson, c/o E. Donald Bengel**
 Johnson Washington Minor Subdivision
Location: 492 North 400 East, in Washington Township
Acreage: 21.67 +/- acres
Request: Case continued from the February 3, 2016 meeting.
 Primary plat, three (3) lot minor subdivision.

Mr. Thompson stated that at the January's Plan Commission meeting, they received a Design Waiver for the lot frontage requirement from 240 feet to 222 feet; with the condition that on the north lot the driveway must be pushed to the south.

Mr. Don Bengel presented.

DISCUSSION AND CONCERNS:

Mr. Thompson pointed out that they did receive some remonstrances at the Plan Commission meeting which were concerns with the drainage flows, which goes to the south and concerns on the parcels to the south that would be flooding them out.

Ms. Cadwell asked on the usable acreage, if all the easements were subtracted out of there.

A: Yes.

Ms. Cadwell stated that she did receive a design for an easement to allow subsurface drains to exit the parcels onto an adjacent property and asked if they understand that they cannot farm over that.

A: Correct.

Q: Are you interested on doing any kind of maintenance agreement or who is going to maintain that line in the future?

A: Yes, he suggested that to the petitioner.

C: I would highly recommend recording that.

Mr. Breitzke made motion to approve Case MI-15-0056. Ms. Cadwell seconded the motion, which carried on an unanimous voice vote.

Case: DP-16-0013
Applicant: S.I. Tsahas Properties, LLC
Location: 1651 West Lincolnway, in Center Township
Acreage: 4.70 +/- acres
Request: Development Plan approval for a proposed accessory structure (72'x77").
(Replacing an existing secondary building.)

Mr. John Tsahas presented. Mr. Tsahas stated that there is an existing building on the site that is beyond repair. We have decided to remove the old building and build a new one. The difference is this building will be 72'x85' in size.

DISCUSSION AND CONCERNS:

Mr. Thompson stated that all of his questions were asked and answered at the initial meeting with Ms. Marasco. The lighting will be the same.

Mr. Breitzke asked what kind of operation will be out of this building.

A: Storage of equipment and material.

Mr. Breitzke stated that one of the main concerns is the Beauty Creek to make sure to have some kind of spill prevention program; just in case of what is being stored has a leak, that it can be acted upon quickly and does not reach Beauty Creek. Also, recommended to have a discussion with the Fire Department.

A: We have a spill prevention plan.

Q: Do you have a Rule 6 permit with that?

A: Yes.

Mr. Thompson stated that the petitioner did receive a variance from the BZA Hearing Officer for the setbacks requirements.

Mr. Breitzke recommended applying for a Rule 5 permit.

A: Our current Rule 5 has not expired yet.

C: Notify IDEM that you are continuing with some of the activities.

Mr. Breitzke made motion to approve Case DP-16-0013. Ms. Cadwell seconded the motion, which carried on a unanimous voice vote.

Mr. Thompson stated the building size is allowed to be at 72'x85' and is within the requirements.

There being no further business, the meeting adjourned at 9:23 a.m.