

PORTER COUNTY PLAN COMMISSION
Regular Meeting Minutes
May 25, 2016

The regular meeting of the Porter County Plan Commission was held at 5:30 p.m. on Wednesday, May 25, 2016 in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana. Mitch Peters presided.

Members present were: Rick Burns, Ken Williams, Kevin Breitzke, Luther Williams, Laura Blaney, Kyle Yelton, Lindsay Ploehn, and Mitch Peters. Also present were Robert Thompson, Attorney Scott McClure, Kristy Marasco, Helene Pierce, citizens, and representatives of the press.

MINUTES:

Laura Blaney made a motion to approve the April 27, 2016 meeting minutes as submitted. Kyle Yelton seconded the motion. A voice vote was taken and unanimously carried 8-0

COORESPONDENCE:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

ZO-16-0024 – Petition filed Angelcrest, Inc. 236 East 600 North, in Washington Township, in the RR, Rural Residential District. Petitioner requests an Amendment to a Zoning Map (Rezoning) from RR, Rural Residential District to IN, Institutional District, to allow for future cemetery expansion. Attorney Todd Leeth and Mr. Martin Moeller presented. This request is the result of an error or oversight that is 20 years old. In 1996 two parcels were granted a Special Exception under the Zoning Ordinance before the UDO was implemented. At that time the parcel was described as 64 acres. This 18.3-acre parcel is currently shown as RR but we would like a zone change to IN to further the existing cemetery. In full disclosure, Moeller Funeral Home has been contacted by Lamar Advertising regarding outdoor advertising signage at this location as well.

Public Hearing:

Mitch Peters asked if any of the public would like to speak in favor of or in opposition of this case. Mitch Peters also asked that the public address their questions to the Plan Commission while at the same time the petitioner will take notes and respond at one time.

Mr. Matt Hero, 5204 Lynn Lane, stated that currently water in this area flows toward Lynn Lane and questioned if Angelcrest had plans to address the drainage in the area?

- Mr. Bob Thompson advised that drainage was discussed at the DRC meeting. The existing stub road receives a significant amount of water. We have asked council to work with the petitioner regarding cooperation to hold that water up in the future. Future development will require a Development Plan approval and drainage will be included in that.
- Kevin Breitzke noted that this parcel impacts more than just this area and he would definitely like to see future drainage considerations thereof.

The public hearing was closed and questions/comments were heard from the Members.

Q: Is there a buffer or will one be required?

A: A 20-foot perimeter landscape buffer is required along State Road 49 and there are other buffer requirements for the residential side. Trees are a significant part of the parcel. The existing trees were planted in rows by Mr. Moeller. He has made significant improvements to the vegetation already.

C: Regardless of previous efforts, buffers and perimeter landscaping will still be required.

Q: Where will the advertising signage be located on the property or where is it currently being considered?

A: The opposite end from the residents.

Q: How close is the cemetery expansion planned from the residents?

A: It will be years from now before that actually happens and it will most likely be more than 40 feet.

Motion: Kevin Breitzke made a motion to favorably recommend ZO-16-0024 to the County Commissioners subject to future considerations addressing drainage included with the Development Plan. Kyle Yelton seconded the motion. A ballot vote was taken and unanimously carried 8-0.

STAFF ITEMS:

None.

ADJOURNMENT:

The May 25, 2016 regular Porter County Plan Commission meeting adjourned at 5:47 p.m.

Bob Poparad, President

Attest: Robert W. Thompson, Jr. AICP
Director