

PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
May 25, 2016 - Meeting Minutes

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

MEMBERS IN ATTENDANCE

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

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

Case: **MI-14-0020**
Applicant: **Michael Hall / Neal Minor Subdivision**
Location: Approximately 426 Burdick Road, in Jackson Township
Acreage: 12 +/- acres
Request: Secondary plat, four (4) lot minor subdivision; in a RR zoning district.

Mr. Greg Babcock presented. Also present was Mr. Michael Hall. Information was presented to the staff from the drainage prospective.

Mr. Burrus confirmed that the secondary plat should now be consistent with what the Plan Commission Board members would like to see.

Mr. Thompson stated that on the secondary plat, Ms. Cadwell mentioned that they will need to show (1) acre of usable soils.

Mr. Burrus made motion to approve Case No. MI-14-0020 with the condition that all the proper documentation that supports this will be submitted. Mr. Riddell seconded the motion.

Motion carried on a unanimous voice vote.

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 December 23, 2015 meeting. Primary plat, one (1) lot minor subdivision; in a RR zoning district.

Mr. Vern Weiland presented. A letter regarding the pond was received from Mr. John McQuestion stating that the existing septic field and uncover the outlet for the perimeter drain.

Mr. Breitzke concern was on the pond itself draining into the adjoined neighbor to the east and asked how they would protect that.

A: I discussed with neighbor to the east of the property and they said they had no water issues.

Mr. Breitzke suggested to get something in writing and recorded as to accepting the existing condition.

Mr. Burrus suggested moving to approve subject to the final approval from the Health Department. Mr. Thompson agreed being that it is over the septic issue.

Mr. Burrus made motion to approve Case No. MI-15-0039 subject to final coordination and approval of the Health Department regarding the septic issue. Mr. Breitzke seconded the motion, which carried on a unanimous voice vote.

Case: MI-15-0056
Applicant: Eugene Johnson / Johnson Minor Subdivision
Location: 492 North 400 East, in Washington Township
Acreage: 21.67 +/- acres
Request: Secondary plat, three (3) lot minor subdivision; in a RR zoning district.

Mr. Don Bengel presented. They have changed dimension of the lots; added 40 feet to the size of the lots and depth-to-width

Mr. Thompson concern is on the driveway on the north end of Lot C for the proper distance.

Mr. Burrus made motion to approve Case No. MI-15-0056 subject to the completion of the pipe line location, the relocation of the access points. Mr. Riddell seconded the motion, which carried on a unanimous voice vote.

Case: DP-16-0020
Applicant: Colleen Lee
Location: 927 North 150 West, in Liberty Township
Acreage: 7.27 +/- acres
Request: Case continued from the April 13, 2016 meeting. Development plan approval for a proposed (60'x108') pole barn to be used as an indoor riding arena, CN zoning.

Ms. Colleen Lee presented. The septic was inspected and was submitted to Ms. Cadwell in which she has signed off on it. They have also rented portable restroom.

Mr. Thompson stated that Ms. Cadwell's comments were: from the report received by Scott Marvel, with Marvel Construction; the existing septic is in working condition located on their property; if malfunction incurs in the future, new septic installation will be required; review is for construction of a horse arena without restrooms.

Mr. Burrus made motion to approve Case No. DP-16-0020 subject to Ms. Cadwell's final approval. Mr. Breitzke seconded the motion, which carried on a unanimous voice vote.

Case: MI-16-0025
Applicant: Randy Harris, c/o Lee Lane / Harris Minor Subdivision
Location: At the end of Timber Drive on the Northeast Corner, in Porter Township
Acreage: 7.655 +/- acres
Request: Primary plat approval, one (1) lot minor subdivision; located in a R1 zoning district.

Mr. Thompson stated that they were in front of Plan Commission and they have received a Design Waiver, Subdivision Control, approval on the road frontage.

Mr. Thompson stated the concerns from Ms. Cadwell's report are: lot needs soil mapping; one (1) acre usable acreage needs to be shown; and has a questionable perimeter drain outlet, cannot use pond as outlet unless it has an overflow and an outlet is above overflow.

Mr. Breitzke suggested continuing this case until they have a report back from the Health Department.

Mr. Thompson agreed and stated to also show the engineer perimeter drain and the septic system; all this information needs to be forwarded to the Health Department.

Mr. Burrus made motion to continue Case No. MI-16-0025 with the requirement that the issues are resolved completely by the Health Department. Mr. Breitzke seconded the motion, which carried on a unanimously voice vote.

Case: MI-16-0030
Applicant: Clayridge Farms, c/o Aaron Freyenber / Clay Ridge Farms Minor Subdivision
Location: 522 West 650 South, in Boone Township
Acreage: 114.93 +/- acres
Request: Primary plat approval, one (1) lot minor subdivision, in a RR zoning district.

Mr. Breitzke made a motion to continue Case No. MI-16-0030 subject to reviewing the plat and locating the septic field. Mr. Burrus seconded the motion, which carried on a unanimous voice vote.

Case: DP-16-0028
Applicant: St. Andrews Development LLC, c/o Todd A. Leeth
Porter Business Park - Commercial Building North
Location: North of Hwy 6 between Tanner Drive & S.R. 49, in Liberty Township
Acreage: 2.40 +/- acres
Request: Development Plan approval for the construction of a building for retail, CM zoning.

Mr. Todd Leeth presented. Mr. Leeth stated the location is on Southeast corner on Porter Campus Drive and Balgrove Lane, the building is 14000 square feet and they are to appear before the BZA Hearing Officer for a couple of variances; for the front and side yard setbacks.

Mr. Breitzke made motion to approve Case No. DP-16-0028 contingent on the variances approval. Mr. Burrus seconded the motion, which carried on a unanimous voice vote.

Case: ZO-16-0024
Applicant: Angelcrest, Inc.
Location: 236 East 600 North, in Washington Township
Acreage: 18.38 +/- acres
Request: Informal review, Amendment to Zoning Map (Rezoning); from RR, Rural Residential District to IN, Institutional District, to allow for future cemetery expansion.

Mr. Todd Leeth presented.

Mr. Thompson explained the area of the two parcels: a Special Exception encompassed on one of the parcels as it was allowed at that time in 1996; in 2007 when the Zoning Ordinance was done, UDO, cemeteries are only allowed in Institutional Districts. Lamar Advertising are proposing to put a digital billboard on the triangle area, thence we came across that we did not carry over the zoning on to that parcel. They are legal non-conforming and would like to make them conforming.

Mr. Leeth explained that the petitioner was not aware of the current zoning until they were approached by Lamar Advertising.

Mr. Breitzke made motion to recommend Case No. ZO-16-0024 to the Plan Commission. Mr. Riddell seconded the motion. Mr. Breitzke emphasized with drainage issues coming from the cemetery properties and those should be addressed in the future. The motion carried on a unanimously voice vote.

Case: DP-16-0033
Applicant: East Porter County Schools, c/o Chester Inc.
Washington Township School Improvements
Location: 381 East State Road 2, in Washington Township
Acreage: 62 +/- acres
Request: Development Plan approval for a proposed soccer field, parking lot and 474 square feet softball press box building; in a IN zoning district.

Mr. Steve DeBold with Chester Inc. presented. He explained the plat showing the existing structures on the parcels, showed pictures of their proposed plans, and stated the retention pond would increase in size.

Mr. Burrus asked was concerned with the pond by the bus barn.

A: Yes.

Q: Where does that outlet discharge?

A: It discharges east to the catch base to the inlet that is located on the farm lot.

Mr. Burrus commented that there is a possibility we may want to come back to the School Board and at some point to talk about the drainage easement along the west side of this property.

Mr. Burrus made motion to approve Case No. DP-16-0033. Mr. Breitzke seconded the motion, which carried on a unanimous voice vote.

There being no further business, the meeting adjourned at 10:06 a.m.