

PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
July 6, 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
David James, Highway Department
Kristy Marasco, Assistant Director

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

Case: **MI-15-0039**
Applicant: **Vern & Terry Weiland / Weiland Minor Subdivision**
Location: 309 West Division Road, in Union Township
Acreage: 5.03 +/- acres
Request: Secondary plat, one (1) lot minor subdivision; in a RR zoning district.

Mrs. Terry Weiland presented. They are here for approval on the secondary plat.

Mr. Thompson stated the primary plat was approved on May 25, 2016.

Ms. Cadwell stated that she has received the soil mapping and they have added the usable acreage on the plat.

Mr. Burrus made motion to approve the secondary plat for Case No. MI-15-0039. Mr. James 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 April 13, 2016 meeting. Primary plat, one (1) lot minor subdivision; in a RR zoning district.

Mr. Thompson stated that the Hearing Officer approved the variances on May 26, 2016.

Mr. Bill Davies presented. Also present was Mr. Carl Lundahl. They are here for a primary plat approval.

Ms. Cadwell asked if they had actually located where the septic is at.

A: No.

Mr. Breitzke made motion to continue Case No. MI-16-0015. Ms. Cadwell 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: Case continued from the May 25, 2016 meeting. Primary plat approval, one (1) lot minor subdivision; in a R1 zoning.

There was no one at the meeting to represent the case.

Mr. Breitzke made motion to continue Case No. MI-16-0025. Ms. Cadwell seconded the motion, which carried on a unanimous voice vote.

Discussion: septic design must be completed, drainage issues and perimeter drain outlet.

Case: MI-16-0030
Applicant: Clayridge Farms, LLC, c/o Aaron Freyenber
Clay Ridge Farms Minor Subdivision
Location: 522 West 650 South, in Boone Township
Acreage: 114.93 +/- acres
Request: Case continued from the May 25, 2016 meeting. Primary plat, one (1) lot minor subdivision; in a RR zoning district.

Mr. Thompson stated that they did receive the two waivers approval from Plan Commission, one for frontage and one for the front yard setback on April 27, 2016. He was then instructed to proceed with a minor subdivision instead of administrative subdivision.

Mr. Aaron Freyenberger presented. He provided the members with the updated plat and has applied for the new septic permit.

Ms. Cadwell stated that after reviewing the soil borings and it does need a drain. She asked if there is a slope there.

A: Yes.

Q: Did you have soil mapping on there?

A: John McQuestion came out and did the soil boring.

Ms. Cadwell made motion to approve Case No. MI-16-0030 subject to having designation for the barn, as a historic landmark, the staff must be provided with septic field plans, and with the approval from the Health Department. Mr. Breitzke seconded the motion, which carried on a unanimous voice vote.

Case: MI-16-0052
Applicant: Susan & Dale Wingate / Wingate Minor Subdivision
Location: 940 North 200 East, in Liberty Township
Acreage: 15 +/- acres
Request: Primary plat, two (2) lot minor subdivision; in a RR zoning district.

Mr. Bill Davies presented. He stated that the plat is lacking a few things, as Ms. Cadwell had left him a message in regards of the items. They want to build a three bedroom house to the west of that pond. We are lacking soil mapping on the plat and Ms. Cadwell had a concern as the septic failed on Lot 1.

Mr. Burrus made an observation that this case is not ready for review.

Mr. Burrus made a motion to continue Case No. MI-16-0052 until the documentation is complete.
Mr. Breitzke seconded the motion.

Discussion:

- . place Johnson Ditch on the west side
- . site plan to show soil mapping
- . show a place on the split off parcel that would be sufficient for a septic system if they were to ever need it in the future
- . on the buildable lot to calculate the usable acreage minus the pond, hydric soils, easements, etc
- . from the body of water, the pond, there is a setback requirement that is equivalent to the front building setback line, 40' setback
- . addressing might possibly be changed, would like to see a private road numbers on this
- . mark wetland

The motion carried on a unanimous voice vote.

There being no further business, the meeting adjourned at 9:40 a.m.