

PORTER COUNTY PLAN COMMISSION
Regular Meeting Minutes
July 27, 2016

The regular meeting of the Porter County Plan Commission was held at 5:30 p.m. on Wednesday, July 27, 2016 in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana. Bob Poparad presided.

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

MINUTES:

Mitch Peters made a motion to approve the June 22, 2016 meeting minutes as submitted. Ken Williams seconded the motion. A voice vote was taken and unanimously carried 8-0

COORESPONDENCE:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

ZO-16-0045 – Petition filed by Mark Good, west side of 400 East between Division Road and 100 South, in Morgan Township, in the A1, General Agriculture District. The petitioner is seeking an amendment to the Zoning Map (Rezoning) from A1, General Agriculture District to RR, Rural Residential District, to allow for a proposed major subdivision. Mr. Mark Good presented. He would like to rezone a 61-acre parcel for future development as a subdivision. There is other residential around this area. Koselke Ditch is within 300 feet and this is a transition area with excellent soils for housing and roads.

Public Hearing:

Bob Poparad asked if any of the public would like to speak in favor of or in opposition of this case. Bob Poparad 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. Bob Thompson reported that a letter in support of the petition was received from Mr. Dennis Warner. Mr. Warner owns the adjacent 75 acres to the south and is in support of the petition. Copies of Mr. Warner's letter were distributed to Members in their meeting packets for their review prior to tonight's meeting.

Mr. Vincent Kostoff, 358 Nathan Terrace, questioned where the access points are going to be? Will there be a retention pond in the development and will it drain to Koselke Ditch? Will there be a Homeowners Association? Covenants and restrictions? What will the impact on water and traffic and roadways be? Is roadway maintenance being accounted for at the County level? Will there be a construction entrance and where? Is this a single-family residential housing development only?

Ms. Jennifer Leek, 366 Radcliffe Drive, questioned the number of children that will be put into Morgan Township Schools? There is no room for expansion at the school and there are already developments in the township that are overloading the school.

Mr. Matt Spagna, 364 Radcliffe Drive, stated that the school does not have options for expansion and the area is booming because the schools are so good. Added homes will make a significant impact on the schools. Currently the road he lives on dead ends. Having the road opened and allowing traffic to travel through is a large concern. If there is an entrance to this proposed subdivision on CR 400 that will be very dangerous. Mr. Good is a great person. We just have concerns with the schools and traffic safety, etc. At the very least, if this is approved, we ask that Porter County to consider traffic slowing measures in this area.

- Mr. Bob Thompson noted that this Board cannot give any consideration to the schools. Schools must react to growth.

Mr. Good's rebuttal:

- I have six grandchildren in Morgan Township Schools and I wouldn't propose this development if I thought it was going to hurt the schools or hinder their education process. Growth is coming and people want to live in this area. I used to farm the land that is now Briarwood Subdivision. It wasn't always a subdivision and when it was developed the schools accommodated the children in that neighborhood just as they will the ones that move into this area.
- The proposal has one acre lot sizes which will result in approximately 40 homes. They will all be single-family homes in the \$300,000 to \$350,000 price range.
- They will have wells.
- The front of the property drains to the corner by Koselke Ditch naturally and currently. It's only 350 feet from the ditch. The rest will be retained in a pond and drained to the ditch.
- The first phase of development will not connect to Briarwood, but phase 2 and phase 3 will and the County will require connectivity at that time.
- Yes, there will be homeowners association and stringent covenants and restrictions.
- Construction traffic will come in off of CR 400 and not through Briarwood. We don't know where the access point will be. Everything is in very preliminary stages. We are here tonight for the rezoning to allow for a subdivision only.
- The development will not be built all at once and we anticipate build out taking 10+ years possibly. We are only thinking 4-5 lots per year will be developed.
- If we get the rezoning then we can start moving forward and working on all the detailed plans.

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

C: As proposed, the zoning and the development fit the area. Fairview Pond was designed to have an outlet. There are access issues. Mr. Good will most definitely have to come back and has a number of planning stages he will have to accomplish before development may begin. There will be plenty of oversight along the way with regards to drainage, platting, etc. there will also be future public hearings. Tonight is just for the rezone.

Q: And we cannot speak to the school concerns?

A: No, only to say that those that moved into the area in the 90's, the residents before them came in to say the same things.

Motion: Kevin Breitzke made a motion to favorably recommend ZO-16-0045 to the County Commissioners. Rick Burns seconded the motion. A ballot vote was taken and unanimously carried 8-0.

STAFF ITEMS:

School Concerns: Bob Poparad stated that the school issues brought up tonight were interesting and questioned what the State Statute is for that type of issue. Mr. Thompson advised he will get a copy of the State Statute to Mr. Poparad for his review.

New Staff Member: Bob Thompson introduced Mike Novotney as the new County Storm Water Engineer.

ADJOURNMENT:

The July 27, 2016 regular Porter County Plan Commission meeting adjourned at 6:01p.m.

Bob Poparad, President

Attest: Robert W. Thompson, Jr. AICP
Director