

PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
November 21, 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
Ray Riddell, Director of Engineering
Kristy Marasco, Assistant Director

Also present were Mike Novotney, Rich Hudson, Monica Gee, and citizens.

Case: **DP-16-0098**
Applicant: **RMKK, LLC**
Location: 269 North 400 East, in Washington Township
Acreage: 5.05 +/- acres
Request: Site Plan approval for a proposed addition to an existing pole barn to create a sales and inventory warehouse for ALA Industries Limited; in a I2, General Industrial zoning district.

Randy Peterson, with Abonmarche Consultants, presented. Also present was Kevin Hagen, with RMKK, LLC. ALA Industries is a company that distributes small hydraulic components for various industries. This will serve up to (9) employees in sales and distribution capacity. Only about 1.6 acres will be disturbed or changed on this site by these improvements; majority of the property is farmed and will be continued to be farmed. A performance variance was granted that gravel will be used as their driveway for a temporary amount of time, for two (2) years, and then asphalt will be installed. They have been in correspondence with the Indiana State Department of Health regarding the septic system and Dave Munch from ISDH has verbally told them there is no issue with the septic system as far as a permitting standpoint; a letter stating this has not been issued yet in which they will follow up.

Mr. Burrus asked for them to give a brief description of how the drainage for the project will be. Mr. Peterson responded that the site is divided into two water sheds. Part of the water goes to the northeast and part of it goes to the southwest.

Mr. Riddell noted that they will need to come to the Highway Department for the driveway access permit.

Ms. Cadwell asked what the usage of the proposed building is. Mr. Hagen replied it is a warehouse and distribution facility for a Japanese hydraulic company. Ms. Cadwell stated for them to run it by Indiana Department of Health as to the proposed upgraded usage on the proposed building; they usually have a sign-off.

Mr. Peterson replied that they are waiting for Mr. Munch's letter stating that is in compliance and there are no issues.

Ms. Cadwell commented that it shows the well at 100 foot separation mark; the field, distribution box and the laterals are located outside of that and she has a concern that the tank is actually located within that 100 foot; that will be a requirement to move it outside of that if located within.

Mr. Breitzke asked where the access would be at.

Mr. Peterson replied from the west.

Mr. Breitzke recommended for them to get with the local Fire Department and asked what they are going to do with the excavation from the pond.

Mr. Hagen replied they will use it to fill the parking lot and the construction area.

Mr. Novotney stated that he has reviewed the drainage narrative and storm water plan; calculations look good. In addition to the driveway culver; he will make coordination with the Highway Engineering on the location of the outfall structure from the pond which looks like it is in the right-of-way. A few concerns regarding the maintenance of the storm water infrastructure with the gravel drive and parking area is having the trench drain that will drain to that low line area at the loading dock and also with the proposed 3 inch orifice plate on the outlet for the pond.

Mr. Novotney referred to the design futures and asked about the vegetation.

Mr. Peterson replied it would be grass.

Mr. Hudson stated that he is waiting for the review of the Rule 5, he will check to see if it was submitted.

Mr. Thompson commented everything that is in the plan as proposed landscaping, lights, parking lot, retention; all will need to be completed prior to receiving the Certificate of Occupancy.

Mr. Burrus moved to approve this request subject to the items that were discussed today that are still outstanding. Mr. Breitzke seconded the motion. Mr. Breitzke listed the items as: the septic tank is outside the 100 foot radius for the Health Department, locate where the culver is under the driveway for the Highway Department, to receive the letter for the septic system usage from the State Department of Health, and the Rule 5 certificate. The motion carried on a unanimous voice vote.

Case: DP-16-0099 / MI-16-0099

Applicant: David Reed / Reed – Gudas Minor Subdivision

Location: Lake Porter County Line, South of C.R. 50 North and North of Division Road, in Union Township

Acreage: 46.5 +/- acres

Request: Primary plat approval, four (4) lot minor subdivision, in a RR, Rural Residential zoning district.

Ms. Marasco stated that she had spoken to Mr. Reed and he could not make the meeting. Mr. Reed was approved for his variance for the 1:4 Ratio for Lot 1. The surveyor is still working on marking the wetlands on the plat.

Mr. Thompson's concern is making sure the areas that are wetlands are marked out.

Mr. Novotney stated that this was in the previous discussion as having the easement around the natural drainage ways thru the development.

Mr. Breitzke made motion to continue Case DP-16-0099. Ms. Cadwell seconded the motion. Discussion, Highway Department to look at the access on the parcel (the highway ditches) and the easements and wetlands need to be marked out. The motion carried on a unanimous voice vote.

Case: MI-16-0109
Applicant: David Bradley / Bradley Minor Subdivision
Location: County Road 200 West, in Liberty Township
Acreage: 2.9 +/- acres
Request: Primary Plat approval, one (1) lot minor subdivision, in a RR, Rural Residential zoning district.

Mr. David Bradley presented.

Ms. Marasco stated that Mr. Bradley has been approved for the Development Standards Variance (to allow reduction in the minimum lot width from the required 240 feet to 60 feet) and is here today for approval (primary plat).

Mr. Thompson stated that one concern he had was with the east portion of the lot that shows wetlands thru the wooded area. He wants that whole area to be marked out.

Mr. Riddell recommended trimming some of that brush back that is in the right-of-way.

Ms. Cadwell asked Mr. Bradley if he had submitted the topo report to the Health Department office.

Mr. Bradley replied that yes, he believes so. He does not know if he received a report back from the Health Department.

Ms. Cadwell comments were that Mr. Bradley has to determine (1) acre usable which has to be minus the hydric soils and wetlands and to determine if a mound system is needed. She would have to look up the septic system for the existing home to ensure it will not encroach on the new lot.

Mr. Thompson commented that he shows a 60 foot easement and could go down to a 30 foot easement. Mr. Thompson would also like to see the wetland area marked out.

Mr. Breitzke recommended getting the easements formalized to get the egress/ingress, but also utilities too.

Mr. Hudson recommended keeping the construction out of the wetlands and the area that will be disturbed to be stabilized.

Ms. Cadwell made motion to continue Case MI-16-0109. Mr. Breitzke seconded to motion, which carried on a unanimous voice vote. Discussion, to provide information on the septic system, recommend getting with the engineer regarding the slopes and wetland areas, and if needed could go down from 60 foot to 30 foot easement.

Case: DP-16-0108

Applicant: New Hope Church of God, c/o NTP Wireless

Location: 712 North 450 West, in Portage Township

Acreage: 5 +/- acres

Request: Site Plan approval to allow the construction of a new 130' telecommunication tower, in an IN, Institutional zoning district.

Mr. Chris Barton presented. He has submitted a revised survey based on the initial feedback from this Committee: to have a notation added that the landowner would be able to access, the septic tank lines beneath the gravel access road has been added to the survey, the request to add the distance from the actual tanks to the lease area that was called out to comply with the 10 foot separation, and the perimeter drain was called out at the northern portion of the parcel as well as the distance from the well at the southern end of the parcel to the tower. They now have Special Exception approval from the BZA as well as Variance approval to the lot land setback to the southern lot line.

Mr. Thompson stated that they did receive an approval for the Special Exception and Development Standards Variance from the Board of Zoning Appeals for this location. This requires an approval before the building permit.

Mr. Burrus made motion to approve Case DP-16-0108. Mr. Breitzke seconded the motion for discussion.

DISCUSSION:

Mr. Breitzke asked if they would have a generator. Mr. Barton replied that there will be a 48kWatt generator. Mr. Breitzke made a note to be aware that as when the Church was proposed originally, this has a drainage point to the north, need to be aware of the whole system of Willow Creek ditch study.

Mr. Thompson stated that landscaping needs to be done on the lot.

Mr. Barton replied that landscaping is incorporated in the drawings.

Motion carried on a unanimous voice vote.

Case: DP-16-0026

Applicant: Blair Minton / Journey Senior Living of Valparaiso

Location: Route 6 and Route 49, in Liberty Township

Acreage: 3.87 +/- acres

Request: Informal review, to allow construction of a 4 story (90,048 square feet) assisted living facility with memory care on the 1st floor, in an IN, Institutional zoning district.

Mr. Thompson stated this is inside of Porter Business Park Subdivision; it's in part of the lots of Phase 2.

Mr. Blair Minton, representing ownership and Management Company, presented. They are planning to build a 100 unit assisted living building which would have 76 units of assisted living and the other units would be memory care. It's enclosed into one building, they will serve a private pay market, it's a 4 story building having a memory care on the 1st floor and the upper floors all assisted living.

Mr. Thompson stated that is an informal review and because of the square footage of the building they will have to go to the Plan Commission for approval.

Mr. Riddell stated that they may need to approach INDOT for their input on the access and any changes.

Ms. Cadwell commented that they would need to contact the State Department of Health.

Mr. Breitzke recommended for them to contact the Storm Water Department staff to discuss storm water enhancement and to contact the Fire Department.

Mr. Hudson had a concern on the entrance for the building and Mr. Thompson asked if they can clarify some of the information being that is a private drive that the Hospital is maintaining, it is not County maintained, to make sure they have permission to access that.

Mr. Minton replied they do have permission and they have met with the Hospital.

Mr. Thompson asked the developers if the asphalt was going to be down.

Replied yes, today.

Mr. Thompson asked if they are going to have this in place and recorded.

A: Yes, all in about (1) week should be completed.

Mr. Thompson asked if all the drainage for Phase 2 would be completed; water, sewer, all throughout.

A: Yes.

Mr. Pat Kleihege is the developer responding.

Mr. Thompson asked if they are going to have the as-builds shortly as to turning in the Secondary Plat for review.

A: Yes.

Mr. Thompson stated that he did not see a photometric plan.

A: We do have it and we can provide that additional information.

Mr. Thompson stated that he did not see any details on the parking lot or the lights. He also did not see how much impervious surface coverage that is on the plans.

A: They are on the civil plans and they have also brought in additional drawings.

Mr. Thomson asked what the height of the building is.

A: On the elevation sheets, it is 49'6".

Mr. Thompson stated that he also did not see the building setbacks.

A: It is on the T003 sheet.

Mr. Thompson asked if they have signs proposed.

A: They have 2 signs proposed; one at the main entry and one as a directional sign where the loading is.

Mr. Thompson asked if they had the plans for the signs.

A: They have the locations, but do not have the details.

Mr. Thompson stated those would be separate permits.

Mr. Thompson asked if they could sit down after the meeting in the conference room area, in Plan Commission office, to go over the marked up comments on the plans.

Mr. Thompson asked how many spaces for the parking lot.

A: 66.

Mr. Thompson asked what the maximum shift of how many employees is.

A: 16.

Mr. Thompson asked how many beds in memory care.

A: 24.

Mr. Thompson asked how many beds in assisted living.

A: 76.

Mr. Chris Matthews was the responder.

Mr. Minton stated that they provide bus transportation.

Discussion on going forward to the Plan Commission, this would be as old business, therefore, no notification or public hearing is needed.

Mr. Thompson stated that no building permit will be allowed until there is a recorded plat in place.

Mr. Burrus made motion to move forward to the Plan Commission as a favorable recommendation pending finalizing the documentation of the issues discussed. Mr. Breitzke seconded the motion, with the developer completing the requirements. Motion carried on a unanimous voice vote.

There being no further business, the meeting adjourned at 10:02 a.m.