



**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
January 16, 2019 – MEETING MINUTES**

LOCATION: County Administrative Center, Ste 205 TIME: 9:00 a.m.
155 Indiana Avenue, Valparaiso IN

MEMBERS IN ATTENDANCE

Robert Thompson, Director
Kevin Breitzke, County Surveyor - Absent
Dan Boyd, Environmental Health Specialist
Michael Novotney, County Engineer
Rich Sexton, Highway Supervisor - Absent
Kristy Marasco, Assistant Director
Rich Hudson (absent) - Monica Gee – Kelly Cadwell – Matt Gavelek

Case No.: DP-18-0076

Applicant: J & H Holdings LLC c/o Steve De Bold with Chester, Inc.

Location: 48 North 450 East, in Washington Township

Zoning: I2, General Industrial District

Request: Informal review, for the proposed addition to the main building along with an asphalt entrance drive and parking lot and gravel drives.

Steve DeBold presented on behalf of the applicant. The property is 9.6 acres with an existing building. There are two entrance ways and two existing parking lots. The back part of the property is corn fields. Cain Ditch is behind the existing building. The site is on existing well and septic. The addition will be attached to the existing building. It does not have any plumbing of any kind. They are going to redo the entrances and create one to the south that will serve a larger parking lot. The north entrance and parking lot will be asphalt and the remaining two parking lots will be concrete. The proposed detention pond will be located on the west side of the property.

Discussion: The applicant will be before the BZA requesting a Special Exception to remain on well and septic. They have been before the Storm Water Advisory and Management Boards. They have been allowed to have a detention facility that is within the regulated drain easement. Staff is working on reviews now.

The addition will be used for storage. During construction the septic area will be fenced off. Parking has to be 10' away from the septic. The applicant was asked to make sure parking is sufficient to handle when there is an auction. Make sure the concrete requirements are followed for the entrance way and driveway.

Documentation must be provided stating it is a single owner development and not multi owner. The septic is designed for the existing building. If the number of people at the building is going to change the septic might need State approval. Twice a month they have an auction that lasts approximately five hours and a couple of hundred people in attendance.

The current owner has owned this building for just a few months. Since the use of the building is changing it does have to have State approval for the septic. There will be outside storage of vehicles, equipment and trailers. No product or items for people to pick up will be stored outside.

Conditions: If approved at BZA, applicant will come back to DRC for approval. Concerns are with parking being sufficient; follow construction standards as to satisfy thickness of asphalt; because of the change of the use for the buildings to contact State.

This is an informal review. No motion is required.

There being no further business, the meeting adjourned at 9:27 a.m.