
**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
February 13, 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
Dan Boyd, Environmental Health Specialist
Michael Novotney, County Engineer
Rich Sexton, Highway Supervisor
Kristy Marasco, Assistant Director - Absent
Rich Hudson - Kelly Cadwell – Matt Gavelek

Case No.: ZO-19-0006

Applicant: Trust No. 1907, c/o Todd Leeth

Location: South side of Burlington Beach Road between Calumet Avenue and Explorer Drive in Center Township

Zoning: R1, Low Density Single-family Residential District

Request: Informal review, rezoning a parcel of land from (R1) Low Density Single-family Residential District to (OT) Office and Technology District; for a proposed physician's office.

Todd Leeth presented on behalf of the applicant. There is 50% contiguity. Explorer Drive is not a public road. It is owned and maintained by the School Corporation. They have applied for annexation with the City of Valparaiso with a CG zoning. If approved, they will be on hold with the City until the end of the year due to State imposed moratorium. They have secured an access easement with Horizon Bank. This will eliminate traffic using Explorer Drive.

Discussion: As part of the annexation with the City of Valparaiso, they will be receiving sewer and water. There should be joint site review meetings with County and City. In working with the City, the stricter of the standards will apply.

This is an informal review. No motion is required.

Case No.: MI-18-0070

Applicant: Brian and Terri Gomez

Hill Valley Minor Subdivision

Location: 214 North 500 West, Union Township

Zoning: RR, Rural Residential District

Request: Informal review, for the proposed two (2) lot minor subdivision.

Scott Gregory presented on behalf of the applicant. They are splitting an existing lot into two lots. One lot has an existing home on it. The Center line of 500 West sits 40' from this property. They will be seeking four variances.

Discussion: They are working with staff to address issues presented after their initial review. The pond to the west tends to flood and go northerly through this property. It does not appear there is a hardship on Lot 2 to meet the 160' frontage requirement. They are confident they can fit the house and accessory structures on this lot. There is concern regarding the ingress and egress for the lots. They need to make sure the language is very clear to protect everyone in the future.

This is an informal review. No motion is required.

There being no further business, the meeting adjourned.