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**PORTER COUNTY  
DEVELOPMENT REVIEW COMMITTEE  
February 21, 2018 – MEETING MINUTES**

LOCATION: County Administrative Center, Ste 205  
155 Indiana Avenue, Valparaiso IN

TIME: 9:00 a.m.

**MEMBERS IN ATTENDANCE**

Robert Thompson, Director  
Kevin Breitzke, County Surveyor  
Kelly Cadwell, Environmental Director, Health Dept. - Absent  
Michael Novotney, County Engineer  
Kristy Marasco, Assistant Director

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**Case: MJ-18-0005 & DW-18-0004**

**Applicant: Timberland Farms LLC**

**Timberland Farms Subdivision – Phase 3**

**Location:** On east side of Meridian/Timberland Farms Drive, Liberty Township

**Zoning:** R1, Low Density Single-family Residential District

**Acreage:** 21.46 +/- acres

**Request:** Informal review:

Secondary plat of Timberland Farms Subdivision – Phase 3; consisting of thirty-eight (38) lots.

Design waivers deviate from Unified Development Standards:

1. Access Road Standards - less than one access point to Meridian;
2. Cul-de-sac Street Standards – in Timberland Farms Phase 1 (at the North end) of Timberland Farms Drive.

Bill Ferngren presented. Members of the Duneland Group were also present. They are requesting a design waiver of less than one access point to Meridian. Scott of Duneland Group explained they are trying to stay out of wetland. He showed there is plenty of room for a vehicle and a snow plow to maneuver through. The wetland is a functioning wetland.

Discussion: They will present to the Plan Commission on February 28<sup>th</sup>. They will be asking for secondary plat review. This is being heard here because of the requested waivers. It has been reported they are currently picking up children on Meridian because a school bus cannot access

inside. The petitioner will check into this. There was discussion if the fire trucks could maneuver in this subdivision. This will be checked into. There is a proposal to connect the sidewalks and come across Meridian. It does not show in the plans or the engineering estimate. The Petitioner will check the plans and the sidewalks. Staff understands the purpose of the waivers but is concerned about the connectivity and loss of standards for cul-de-sac design. There was discussion regarding the 15' drainage/utility easement. How much did the new DNR Flood Plain Map come into play in the decision to remove the crossing? The permits have expired for the crossing. So they would have to go through the entire permitting process again. The decision was made to break the connection therefore they have not looked into what it would take to put the crossings in. Staff would like to see what it would take to put the crossing in and to delineate the flood plain to make sure no houses are being put in the area.

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**Case: PR-18-0009**

**Applicant: Stonebridge LLC c/o Todd Leeth**  
**Stonebridge Subdivision**

**Location:** 500 East US Highway 6, Jackson Township

**Zoning:** RR, Rural Residential District

**Acreage:** 74.75 +/- acres

**Request:** Informal review, primary plat for forty (40) lot major subdivision plus three (3) outlots and design waivers pursuant to Section 10.10; Pedestrian Network Standards; Residential.

Todd Leeth presented. They are seeking a design waiver in regard to the sidewalks. Neighboring developments do not have sidewalks.

Discussion: Staff has not decided if this is a complete application and therefore not sure if it will be given a case number for the Plan Commission. Staff understands neighboring developments do not have sidewalks but this is close to Jackson School and it would be nice to have the sidewalks. Drainage is not being discussed today but there are issues to be reviewed.

At this meeting the floor is not open to public comment. That will be done at the Plan Commission. The public is welcome to stay and listen to the meeting.

This is a rural development. Sidewalks are usually urban. The petitioner hopes they will not be made to put a sidewalk along the county road. The Petitioner would like to combine the two issues: design waiver and primary plat when heard at the Plan Commission. The Petitioner hopes to be on the March Agenda for the Plan Commission. Staff advised that is not something they will guarantee.

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**Case: MI-18-0002**

**Applicant: Stanley and Carolyn Fyffe**  
**Fyffe Minor Subdivision**

**Location:** 737-1 West 50 North, Union Township

**Zoning:** RR, Rural Residential District

**Acreage:** 5.881 +/- acres

**Request:** Informal review, for a proposed one (1) lot minor subdivision.

Bill Davies presented. Mr. Fyffe was also present.

Staff advised at the BZA Hearing Officer meeting it was determined that the carport is located in front of the proposed house which was not part of the Development Standards Variance requested.

Discussion: Staff advised the drainage calculations are in the office but not reviewed yet. A review comments letter will be sent out soon. Access will be off 50 North. Staff has not heard from the Health Department yet. They also need to get a decision from the BZA Hearing Officer.

Motion: Bob Thompson moved to continue case MI-18-0002 due to items that still need to be presented. Mike Novotney seconded the motion and so approved.

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**Case: MI-17-0069**

**Applicant: Steve Pierce**  
**Tower Acres Minor Subdivision**

**Location:** 191 North 750 West, Union Township

**Zoning:** RR, Rural Residential District

**Acreage:** 22.703 +/- acres

**Request:** Informal review for a proposed four (4) lot minor subdivision.

Scott of Krull Land Surveying presented. Steve Pierce was also present. Steve Pierce lives in the existing home. Because of health issues he wants to divvy up the land now.

Discussion: Scott has received the Staff comments but nothing has been redone on the plat yet. Variances are required: access prior to primary structure; 1:4 ratio; setback requirements Lot 1 well and septic. Staff has not received answers to comments. The storm water report needs to be reviewed. A letter from the Health Department approving the project is required. Petitioner should show useable acreage minus easements etc. An updated drawing would be helpful. There was discussion on standards for private drive. May need to discuss vegetation along the county road to make sure vision is not hindered pulling out on the road from the

property. Also access needs to be determined for buses, garbage trucks etc. Staff will advise what they will require from NIPSCO to make sure they do not have an issue with this project.

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**Case: MI-18-0007**

**Applicant: Anwar Harb, c/o E. Donald Bengel**

**Harb Center Minor Subdivision 1839-A**

**Location:** 18 South, Sager Road, Morgan Township

**Zoning:** R1, Low Density Single-family Residential District

**Acreage:** 10 +/- acres

**Request:** Primary Plat approval, four (4) lot minor subdivision

Don Bengel presented. One house is already on the lot. The owner would like to divide the property into four lots. A profile of the private road has not been submitted. There are no drainage issues but they will improve it by planting a lot of grass. Access is dedicated. Maintenance of the driveway has not been addressed. There will be a certificate on the final plat stating the three people who use it will maintain it. He believes the right of way for the private road needs to be 60'.

Discussion: The right of way needs to be either 30' or 60'. It is 60' if there is a definite connection. The 50' right of way up front is dedicated, public and is on the plat. No letter has been received from the Health Department. Septics will be mound systems. Staff has not seen a revised plat with issues addressed and corrected. Staff does have the storm water report from Abonmarche. They agree that the conversion from agriculture to grass is a benefit. Staff needs a statement regarding storm water calculations. There is a deed from 1993. Staff needs a letter from the Health Department and comments from Mike Novotney's review. There was discussion regarding easements, marking the low spots and making sure the water is managed.

Motion: Bob Thompson moved to continue Case MI-18-0007. Kevin Breitzke seconded the motion and so approved.

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**Case: MI-16-0097**

**Applicant: Urschel Development Corp**

**Replat of Lot 2 – Urschel Estates Minor Subdivision**

**Location:** Northeast Corner of Froberg and Ransom Road, Center Township

**Zoning:** R1, Low Density Single-family Residential District

**Acreage:** 33.88 +/- acres

**Request:** Primary Plat approval of Lot 2 in Urschel Estates Minor Subdivision which will result in two lots. Lot 2A will consist of 28.88 acres. Lot 2B will consist of 5 acres in which this lot will serve as a building site for a proposed detached single-family residential structure.

Christian Bartholomew presented along with Matt Mahalik. One parcel has been platted and now they would like to divide that into one 5 acre lot which will have a home built on it and the remaining 28.88 acres will not have anything developed on it.

Discussion: Staff would like to know what is going on with Lot 2A. They would hate to see this move forward without soil borings. Staff has not had an opportunity to review the drainage report. Petitioner explained the drainage will be improved because it will be grass instead of agriculture. There is a pond which will drain to a roadside ditch. Staff asked if part of lot 1 is still in crops and they were told it is. Petitioner assumes Lot 2A will remain in row crops. Staff would like to see a fee simple title for easements so that it is part of the lot. Petitioner will have to build a driveway that will cross the drainage ditch. They are applying for a culvert to go under that driveway. Staff feels there should be some sort of bump out for school busses; delivery trucks etc. since Ransom Road is a busy road.

Motion: Mike Novotney moved to continue Case MI-16-0097 pending satisfaction of the County's storm water standards. Kevin Breitzke seconded the motion and so approved.

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**Case: DV-18-0005**

**Applicant: Lamar Advertising  
Old Town Suites LLC**

**Location:** South side of SR 130 west of 250 west, Center Township

**Zoning:** CM, Moderate Intensity Commercial District

**Acreage:** 23.1 +/- acres

**Request:** Informal review for a proposed off-premise advertising sign

Shawn of Lamar Advertising and Todd Leeth presented.

Discussion: Lamar is here today because they want to add an electronic billboard on this property. There is another billboard to the west. They are proposing an 11' X 23' digital billboard. They will meet the 10' setback requirement. The two variances are to allow a billboard within 500' of a residentially zoned property which is on the north side of SR 130. Also they do not meet the spacing requirements of 1,000' from another off-premise advertising sign. They are approximately 825'. They have identified the four panels that will be traded in and removed for approval of this sign.

Staff would like to see plans from Old Town Suites as far as access to the property. SR 130 is too busy for individual drives and staff needs to watch what is being proposed. Shawn discussed the timeline for this project should he be given approval. There was discussion regarding location of the sign.

They will present at BZA tonight.

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**Case: SE-18-0002**

**Applicant: Cellusite LLC c/o Derek McGrew  
Morrows Dairy Farm LLC**

**Location:** County Road 1000 South east of Route 2, Boone Township

**Zoning:** A1, General Agriculture District

**Acreage:** 20 +/- acres

**Request:** Informal review to allow construction of a new telecommunication facility including monopole, fence and associated ground equipment.

Derek McGrew presented for Cellusite. This is not any different from other requests. He asked if Mike Novotney has any drainage questions.

Discussion: This is for Verizon. It is for coverage. They will be looking for co-locators. There is no cell tower within two miles of this location. They are 140' from the property line.

They will present at BZA tonight.

There being no further business, the meeting adjourned at 10:37 a.m.

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