
**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
March 6, 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 - Monica Gee – Kelly Cadwell

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: Primary Plat approval, two (2) lot minor subdivision.

Scott Gregory presented on behalf of the applicant. They have had an informal DRC review already and since then have received a few variances. They have widened Lot 2 to 160'. They received a variance for the distance from the center line on 500 West. A stipulation was that on Lot 2 the corner of the home has to be at least 2' in from the easement line.

Discussion: Mike Novotney has found the submittal to be in conformance. The location of septic is now shown. Health Department has no other concerns. On the plat it should show Richard Burns as President of the Plan Commission.

Motion: Mike Novotney moved to approve the primary plat for Hill Valley Minor Subdivision - Case MI-18-0070. Dan Boyd seconded the motion and so approved.

Bob Thompson explained letters will go out to interested parties. They will have so many days to appeal. If no appeals, then applicant can file the secondary plat. If no major concerns, the secondary plat is approved administratively. Staff cannot accept the application for 30 days.

Case No.: MI-19-0002

Applicant: Gus Olympidis, c/o William Ferngren
Asos Minor Subdivision

Location: 355 West 200 North, Union Township

Zoning: R1, Low Density Single-family Residential District

Request: Primary Plat approval, three (3) lot minor subdivision.

William Ferngren and Kevin Coros presented on behalf of applicant. There is one existing home on the property. The other two lots are proposed to be for his sons. Lot 2 is not buildable. They are looking into hooking up to Shorewood Forest sewer and water system. They have been through three reviews and believe they are in compliance.

Discussion: Dan Boyd stated the Health Department has no on sites written up for the soil borings. He does not have septic specs written for these sites. He was assured he will have the reports today. The driveway is listed as varying from 12' to 16'. Bob Thompson advised the code is specific that the driveway has to be 16' wide. If not, they will need a design waiver.

If Lot 2 is not buildable due to not being able to put a septic in and they hook up to Shorewood, it will be deemed to be a major subdivision and will proceed accordingly. The recommendation that will go to the Plan Commission is to not include Lot 2 as a part of this plat. As this lot sits today it is not a buildable lot and everyone is aware of that fact.

Letters will be required stating there is an existing septic with Lot 1 that currently has a house on it. Lot 3 is a buildable lot and Lot 2 is a non-buildable lot. This will have to be noted on the plat.

If everything is received, they can be forwarded to the Plan Commission for their April meeting.

Motion: Mike Novotney moved to continue case MI-19-0002 to the March 20, 2019 meeting so an informal review can be done before being forwarded to the Plan Commission. Dan Boyd seconded the motion and so approved.

Case No.: ZO-19-0011

Applicant: Mike Tisma and Deanne Sassera

Four Corners Winery and Wedding Venue

Location: 294 East 600 North, Valparaiso

Zoning: RR, Rural Residential District

Request: Rezone from RR to CM, to allow for a winery and wedding venue

Mike Tisma and Deanne Sassera presented. Bob Thompson explained they currently have a Use Variance to allow this on the parcel. They want to go forward with a permanent use variance. The variance was granted the first time in 2011. There have been no complaints.

Deanne Sassera explained the business. She has heard of other similar businesses being shut down because their variance was not renewed. It would put her mind at ease to have a permanent use variance.

Discussion – There is a plan for one additional building. The Health Department has asked them to put in additional restrooms. If successful in getting the rezone they will have to do a development plan. There are additional standards they will have to have such as screening. They will also have certain reviews. If there are any problems there might be written commitments they will have to enter into. Staff will help them prepare for going before the Plan Commission.

This is an informal review and no motion is required.

There being no further business, the meeting adjourned at 9:40 a.m.