



**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
March 20, 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 -Absent
Rich Sexton - Absent
Kristy Marasco, Assistant Director
Rich Hudson - Monica Gee – Kelly Cadwell – Matt Gavelek

Docket No.: ZO-19-0013

Applicant: Olthof Homes c/o Todd Leeth - Hoepfner, Wagner & Evans LLP

Location: West side of State Road 49, Valparaiso in Washington and Center Townships

Zoning: RR, Rural Residential District

Acreage: 28.87 +/- Acres

Request: Informal review; Territorial Authority

Todd Leeth presented on behalf of the applicant. On March 11, 2019 the City passed a zoning designation and annexation ordinance for this project. 2019 is the year before a census and State Statute does not allow the City to do any annexation until next year.

Discussion: This is all on municipal services therefore the Health Department has no issues. The drainage goes towards Flint Lake Gateway. Bob Thompson will want to talk to Mike Novotney regarding this. They may have a special request. The developer needs to make sure they are capturing all water from the north. The Developer is providing two ponds on the south end for water detention. There is water that passes through the east side of this parcel. They should expect easements to be created for this area. Access is Silhavy and Sterling drive from the west.

This is an informal review and no motion is required. This will be heard at the Plan Commission's March 27th meeting.

Docket No.: DW-19-0012

**Applicant: Lawrence Hill and Jacqueline Hill, c/o Todd Leeth – Hoepfner Wagner & Evans LLP
Hickory Hills Estates Phase 2**

Location: 207 South 600 West, Hebron, Porter Township

Zoning: RR, Rural Residential District

Acreage: 20.15 +/- Acres

Request: Informal review; Design Waiver for Phase 2 (7 Lots)

Discussion: They also have the next case. Bob Thompson explained he is pulling case PR-19-0017 for Primary Plat. They are not ready for Primary Plat. This case needs site review, storm water review approval, and a health department letter.

Todd Leeth presented on behalf of the applicant. This is a 7-lot subdivision. This is Phase 2. Phase 1 was in 1996. They are requesting Design Waivers for: Open space, no sidewalks, lot establishment standards (lots are not fronting on a public road), and landscaping plan.

Discussion: Lot 6 has a house that will be torn down. The barn has already been removed. The perimeter drains will be tile for Lots 5, 6 and 7. Lot 4 can drain into it or it can drain to the north. Staff does not see a hardship for Lot 5 and request that it come off the private road 213. The purpose of the ordinance is to limit access points. This will have to be re-noticed. Therefore, they will wait and have one hearing at the Plan Commission instead of doing it twice. A letter will go out advising affected citizens that the case is being continued. Existing buildings will be removed except for the single-story residence.

Docket No. PR-19-0017

**Applicant: Lawrence Hill and Jacqueline Hill, c/o Todd Leeth – Hoepfner Wagner & Evans LLP
Hickory Hills Estates Phase 2**

Location: 207 South 600 West, Hebron, Porter Township

Zoning: RR, Rural Residential District

Acreage: 20.15 +/- Acres

Request: Primary Plat

ABOVE CASE PULLED By Bob Thompson.

Docket No.: ZO-19-0014

Applicant: Co-Alliance, LLP / New Liquid Fertilizer Facility

Location: 210 East 400 South, Valparaiso, Morgan Township

Zoning: A1, General Agriculture District

Acreage: 30.17 +/- Acres

Request: Informal Review; Rezone a parcel of land from (A1) to (I3)

Brad Metzger and Ed Malden presented. A portion of their property is already zoned I3. They are requesting the entire parcel be zoned I3 to allow them to expand and remodel their existing fertilizer facility.

Discussion: The existing septic is where the offices are now. If they are doing bathrooms in the addition, they will have to go through the process with the Health Department. If the I3 zoning is approved by the Commissioners, Staff will be requesting Written Commitments to go along with it. The Applicant agreed to keep the use as agriculture and liquid fertilizer. Staff will forward them a list of permitted uses and they will work together to limit the uses to go in the written commitments. There will be a containment area for the rail cars. There will be a new spur for the railroad. An 8' tank car culvert is in the plan. Staff would like to see something larger. That is governed by FRA and they are going to shut the line down if the applicant doesn't get the approval soon. Staff will work with them to come up with a working solution. The applicant does a Rule 6 with IDEM. It was suggested they introduce themselves to Lance Bella at the County's EMA department.

This is an informal review and no motion is required.

Docket 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

Acreage: 18.94 +/- Acres

Request: Informal Review; Continued from the March 6, 2019 meeting. Primary Plat approval, three (3) lot minor subdivision

Discussion: William Ferngren presented on behalf of applicant. They will record with the plat an acknowledgment that Lot 2 is a non-buildable lot at this time. It will contain language that it is binding on all successors. They are asking for a Design Waiver because the existing road does not meet the width requirements. This will be heard April 24, 2019.

This is an informal review and no motion is required.

There being no further business, the meeting adjourned at 9:50 a.m.