
PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
April 3, 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
Kristy Marasco, Assistant Director
Rich Hudson - Monica Gee – Kelly Cadwell – Matt Gavelek

Docket No.: DV-19-0019

Applicant: JK Investments, LLC, c/o Todd Leeth – Hoepfner Wagner & Evans LLP

Location: Eagle View Subdivision; Sanctuary Drive, between Tower Road and Scotsraig Drive, Valparaiso, Center Township

Zoning: R4, Multiple-family Residential District

Acreage: 4.53 +/- Acres

Request: Informal Review; Development Standards Variance request from subdivision control.

Discussion: They will be in front of the Plan Commission on April 24th. There is a Written Commitment that there will not be more than 37 residential units. They want to go to 40. They will have to amend the Written Commitment and prepare a re-plat.

Todd Leeth presented on behalf of the applicant. They will be asking the BZA for seven variances. They will then amend the Written Commitments. Condominiums are a problem in the financing industry. Since this new plan is a town home, they have eliminated that problem. On the west side they will be putting in units that will increase the number allowed. They will also put in a club house. They need to have relief from the driveway slope requirements. They are asking for a variance for no sidewalks. The landscaping plan will vary from the Ordinance. There is one lot where there are only two units. They have exceeded the lot coverage.

Discussion: The lift station will be raised which will improve the grade in that area. They will be televising to make sure they know where the sanitary sewers are located.

The driveways will be below grade. They will have trench drains and a line running back to a pump station. The storm water is the responsibility of the Conservancy. It has to comply with County code. The impervious surface coverage might push storm sewer sizing and will need to be analyzed. There have been issues with erosion control in this area. Sediment control practices will be important.

This project is serviced by the Conservancy District and has sanitary sewers so the Health Department has no issues.

One of the variance requests goes to the Plan Commission. The others go to the BZA.

There might be a problem with getting the replat approved before the Commissioners approve the amendment to the Written Commitments. The applicant has no problem with knowing they cannot get building permits until the Commissioners give approval.

Erosion control is stricter now in the County. It will be watched closely.

There are four driveways that are 15% or greater slope. In the single-family area, there are a couple of driveways that are 18% or greater. They have considered the impact on ADA requirements. Sanctuary Drive will remain private. The driveways support two car lengths.

The swimming pool is for the public so it will have to be permitted and inspected by the County.

Early on the drainage here was questionable. The pond is small. There have been problems with discharge into the pond when construction is going on. There has been standing muddy water. This project will be watched closely.

Nature Works provides the water and they get their water from the City of Valparaiso.

This is an informal review and no motion is required. This will be heard at the BZA on April 17th and the Plan Commission at the April 24th meeting.

Docket No.: UV-19-0018

Applicant: Troy and Maggie Quick c/o Todd Leeth Hoepfner, Wagner & Evans LLP

Location: 77 East and 89 East County Road 150 South. Valparaiso in Morgan Township

Zoning: A1, General Agricultural District

Acreage: 18 +/- Acres

Request: Informal Review; Use Variance request to allow a concert and religious festival on a single-day each year lasting approximately eight (8) hours.

Discussion: They held this event last year. The County became aware of it and Code Enforcement advised them they need the Use Variance to hold it again.

Todd Leeth presented on behalf of the applicant. The property is 18 acres. There is a narrow strip that leads back to the large parcel. The large parcel is bowl shaped. Last year over the course of the day they had approximately 500 people. They had an off-duty officer for security. The County Sheriff's Department was called. The report indicates there was no problem. This is only one day a year.

Discussion: The parking is off the County Road. They use porta johns. There are no rules on the use of these. They cannot create a health hazard. They need to make sure they have enough of them. There was bottled water and some snacks. They have already talked to the food service department about requirements.

The event will be 11 a.m. until 7 p.m. There has to be limits on the parking. It will have to be off street. They will have security. Signage will be only directional the day of the event. There is concern that this is a shared driveway. Emergency services need to know this festival is going on so they can respond rapidly and have open access if needed. There will be no alcohol beverages served at the event.

This is an informal review and no motion is required. This will be heard at the BZA meeting at the April 17th meeting.

There being no further business, the meeting adjourned at 9:55 a.m.