



PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
April 4, 2018 – 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
Kelly Cadwell, Environmental Director, Health Dept.
Michael Novotney, County Engineer
Kristy Marasco, Assistant Director

Case: DP-18-0016

Applicant: Porter County Redevelopment Commission

Location: 326 West 700 North

Zoning: IN, Institutional District

Acreage: 1.4 +/- acres

Request: Informal review to rezone entire parcel to (IN); proposed new substation for Highway and Storm Water Department located in South Haven.

Bob Thompson presented. This is the old Sheriff's substation next to Hidden Hollow Park in South Haven. The old house will be torn down and replaced with a County facility that will be a warming station for the Highway Department. It will also serve as a base for the Twin Creeks projects. It will be serviced by Indiana American Water. This will be before the Plan Commission for rezone at their April 25th meeting.

Case: MI-16-0097

Applicant: Urschel Development Corp.

Replat of Lot 2 – Urschel Estates Minor Subdivision

Location: Northeast corner of Froberg and Ransom Road, in Center Township

Zoning: R1, Low Density Single-family Residential District

Acreage: 33.88 +/- acres

Request: Plat approval of the Replat 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.

John Smoltz presented. Matt of Garcia Consulting Engineers was present. This is a replat of a previously platted residential lot. They have addressed all issues in a letter from Mike Novotney dated March 12th. They have done a revision of the plat and have a full storm water report with calculations from the surrounding area. The use is a single family detached home. Matt of Garcia listed the documents submitted which were requested by Mike Novotney.

Discussion: On the plat received April 3rd with regard to the larger lot, originally it was shown as not buildable. Now it shows soil borings. It was requested at the last meeting to do the soil borings. The option of whether or not to build on that lot is being left open. At the present time they are not expecting to build on it. This is showing the storm water management for the whole 30 acre site. For the record, the Board is approving this parcel as a building site if the Health Department sees no issues.

Kelly Cadwell has reviewed this project. She asked for soil mapping and useable acreage. She has not received that. That request was not seen until yesterday. It will be provided after this meeting. Kelly just received the soil boring results for 2A so it is very difficult for her to make a determination if the soil is ok for this project. Mike Novotney pointed out that the overall site disturbance is over 5 acres. The driveway is coming up through Lot 2A. The state requests an NOI to IDEM. Staff will need a copy of that. The easement language will have to be addressed. If lot 2A is part of this approval, the storm water calculations do not fully account for that. The easement line needs to be tied on the north and south side of Lot 2A. Kelly Cadwell reminded the Petitioner the Health Department needs soil mapping, topo, and soil borings for both Lots. Mike Novotney would like to have the calculations expanded to cover the entire parcel of both lots.

Motion: Kevin Breitzke moved to continue case MI-16-0097. Kelly Cadwell seconded the motion and so approved.

Case: SE-18-0002 (DP-18-0013)

Applicant: Cellusite, LLC. c/o Derek McGrew
Morrrows Dairy Farm LLC

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

Zoning: A1, General Agriculture District

Acreage: 20 +/- acres

Request: To allow construction of a new telecommunication facility including monopole, fence and associated ground equipment.

Derek McGrew was not present.

Discussion: This was part of a special exception case. It was approved at the BZA. Staff needs to check with the Highway Engineer. If it is a diesel generator they need to have secondary containment.

Motion: Kevin Breitzke moved to approve case SE-18-0002 subject to the Planning Director contacting the Tower service to make sure the generator is self-contained. Kelly Cadwell seconded the motion and so approved.

Case: AD-18-0014

Applicant: Chester Inc. c/o Washington Township School

Location: 381 East State Road 2, Washington Township

Zoning: IN, Institutional District

Acreage: 22.67 +/- acres

Request: Informal review, to allow construction of (1) 600 sq ft concession stand and (2) little league baseball fields.

Discussion: They are proposing a concession stand and two little league baseball fields. A year or two ago they requested the soccer fields and now north of that are the baseball fields. The concession stand will be on the north side of the bus barn. Because it is a small structure and there is some land disturbing, it was scheduled to come before the DRC for review. Staff will make sure it meets all state requirements. There are bathrooms in the concession stand. They will be hooked up to Valpo sewer and water. They will have a good erosion control plan and have good perimeter control.

Motion: Kevin Breitzke moved to approve case AD-18-0014. Kelly Cadwell seconded the motion and so approved.

There being no further business, the meeting adjourned at 9:48 a.m.