



PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
April 17, 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 -Absent
Michael Novotney, County Engineer
Rich Sexton -Absent
Kristy Marasco, Assistant Director
Rich Hudson - Kelly Cadwell – Matt Gavelek

Docket No.: DP-18-0076

Applicant: J and H Holdings, LLC, c/o Steve DeBold with Chester Inc.

Location: 48 North 450 East, Washington Township

Zoning: I2, General Industrial District

Acreage: 9.79 +/- Acres

Request: Approval for the proposed addition to the main building along with an asphalt entrance drive and parking lot and gravel drives.

Discussion: They have completed drainage review.

Steve DeBold presented on behalf of the applicant. They have met all of the requirements asked of them. They are here today for final approval so they can start construction.

Discussion: The Development Plan is in conformance. They have received all State approvals.

Motion: Kevin Breitzke moved to approve Case No. DP-18-0076. Mike Novotney seconded the motion and so approved.

Docket No.: MI-19-0005

Applicant: Marilee Allen

White Tail Creek

Location: SE corner of 175 West and 700 North, Liberty Township

Zoning: RR, Rural Residential District

Acreage: 80 +/- Acres

Request: Approval for a (4) Lot Minor Subdivision

Randy Peterson presented on behalf of the applicant. Drainage calculations have been submitted and reviewed. Soil borings have been taken. Septic sites have been approved.

Discussion: A letter of conformance has been issued. There is a shared drive for lots 2 and 3. Paper work for this has been prepared and approved. The final plat has to show all of the drainage easements located around the waterways.

Motion: Mike Novotney moved to approve Case No. MI-19-0005. Kevin Breitzke seconded the motion and so approved.

Bob Thompson explained letters will be sent out. Residents have 10 days to appeal the decision made today. If there is an appeal, applicant will be notified. If no appeal, secondary plat can be submitted. No application can be received for 30 days after the last letter is received.

Docket No.: DP-19-0003

Applicant: DG Partners LLC

Dollar General

Location: 7 West US Highway 6, Liberty Township

Zoning: CH, High Intensity Commercial District

Acreage: 1.76 +/- Acres

Request: Approval for a new retail facility.

Trevor Larson presented on behalf of the applicant. They have received approval from Kelly Cadwell on February 28th and Mike Novotney on April 4th. There is a question with a drainage easement. He has submitted a revision but has not heard back on that. They have received all State permits.

Discussion: Construction has started on this site. This was started before they were done with the review and approval process. There are limited erosion controls in place. There is conformance with the County's construction and post construction performance. The drainage easement needs to be discussed. The off-site drainage issue has also been addressed. Mike Novotney will look at those revisions. The applicant needs to come in and get all the permits. If not done, a stop work order can be issued.

The Plan Commission concern is how the water drains to the neighboring property.

Motion: Mike Novotney moved to approve Case No. DP-19-0003 contingent on the outstanding drainage easement issues being approved, permits being acquired and approved erosion control requirements being followed. Kevin Breitzke seconded the motion and so approved.

Docket No.: DP-18-0077

Applicant: J K Holdings, LLC

Advanced Protective Technologies

Location: 310 North 400 East, Washington Township

Zoning: I2, General Industrial District

Acreage: 1.53 +/- Acres

Request: Approval to construct a (48'X 88') pole barn structure.

Randy Peterson presented on behalf of the applicant. This is an existing facility. The site was approved in 2001 to build two buildings. At the time they elected to build only one. Ordinances and regulations have changed since then. They have received a variance to go back to the 10' setback line. They are going to modify the detention basin. The calculations have been reviewed. There are two minor comments and they have made those adjustments. They will execute a Hold Harmless Agreement. A drainage agreement has been prepared. The building is for storage of empty containers only. There will be no water or septic to the building.

Discussion: Applicant should contact the fire department and advise them what the storage material is. No delivery trucks are allowed to stop and unload on 400. The improvements to the pond should be made before construction starts on the building.

Motion: Mike Novotney moved to approve Case No. DP-18-0077 contingent on outstanding issues in letter from April 15th being approved and fire department being notified of materials being stored. Kevin Breitzke seconded the motion and so approved.

There being no further business, the meeting adjourned.