
**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
May 16, 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
Rich Hudson
Monica Gee
Andy McKay

Case: MI-18-0002

**Applicant: Stanley and Carolyn Fyffe
Fyffe Minor Subdivision**

Location: 737-1 West 50 North, in Union Township

Zoning: RR, Rural Residential District

Acreage: 5.881 +/- acres

Request: Primary plat approval for one (1) lot minor subdivision.

Bill Davies presented. Mr. Fyffe was also present.

Discussion: Mike Novotney reported engineering has reviewed the storm water management and drainage plan. They conform with the County requirements. They have committed to an easement on the north end for the swale. This will be in the Deed of Dedication. The carport is going to stay.

Motion: Mike Novotney moved to approve case MI-18-0002. Kevin Breitzke seconded the motion and so approved.

Case: MI-18-0031

Applicant: Coach House Storage Solutions, LLC, c/o Attorney William Ferngren

Location: 4306 Evans Avenue, in Washington Township

Zoning: I2, General Industrial District

Acreage: 3.68 +/- acres

Request: Primary plat approval for a two (2) lot minor subdivision.

Bill Ferngren presented. They have received a variance for the well and septic. The use is a storage facility for large recreational vehicles. They have received a letter of approval with conditions. They are asking for approval contingent on finishing conditions listed in Mike Novotney's letter.

Discussion: The septic system was sent to the State and they said it is too small and should be reviewed by the County. The driveway will meet code. There was much discussion regarding the need to see drawings and details. Staff needs to see where the septic will be located. They need to know the useable acreage. There are serious reservations as to what will be approved by the Health Department for the septic. The petitioner is not looking for final approval today; just conditional approval so they can move forward. Mike Novotney has prepared his review letter stating what he needs in order to approve and for the project to be in compliance with the storm water management and drainage standards. The petitioner needs to make sure all details are submitted.

Motion: Kevin Breitzke moved to approve case MI-18-0031 with conditions. Mike Novotney seconded the motion and so approved. Petitioner still needs to meet health department requirements and county storm water and drainage standards. The plat will not be signed until conditions are met.

Case: DP-18-0030

Applicant: Costanza Development, LLC c/o Attorney William Ferngren

The Twenty-Fourth Replat at Aberdeen

Location: 207-217 Glencoe Drive, Center Township

Zoning: PUD, Planned Unit Development

Acreage: 3.092 +/- acres

Request: Replat approval to combine Lots W-18B, W-19B and W-20B into Lot W-19B1 and to combine Lots W-21B, W-22B and W-23B into Lot W-22B1.

Bill Ferngren presented. He explained the project. They are combining six lots to make two lots. There is nothing new, just readjusting the lots.

Discussion: No comments from the Board.

Motion: Kevin Breitzke moved to approve case DP-18-0030. Kelly Cadwell seconded the motion and so approved.

Case: DP-18-0018

Applicant: BTBH Investments LLC c/o E Donald Bengel

Replat of Lots 44 and 45 in High Meadows West Section C Subdivision

Location: 867 and 875 Farmview Drive, Jackson Township

Zoning: RR, Rural Residential District

Acreage: 2.73 +/- acres

Request: Case continued from the April 11, 2018 meeting. Replat approval of Lots 44 and 45 in High Meadows West Section C Subdivision for a proposed sixty (60') right-of-way that will come from Lot 45. Lot 44 is only affected by a building line for the proposed road.

Don Bengel presented. Changes have been made as recommended by the Board at the last meeting.

Discussion: Bob Thompson asked about the road. BTBH is the owner.

Motion: Kevin Breitzke moved to approve case DP-18-0018. Kelly Cadwell seconded the motion and so approved.

Case: MI-18-0024

Applicant: Brian Piszro

Piszro Minor Subdivision

Location: 856 South 600 West, Boone Township

Zoning: RI, Low Density Single-family Residential District

Acreage: 30.39 +/- acres

Request: Primary plat approval for a two (2) lot minor subdivision

Tony Kolak of Turning Point surveying presented. Also present was Brian Piszro. They got a Correction Letter yesterday. They have had no time to fix anything but will answer any questions. The petitioner wants to split one acre off from a larger parcel.

Discussion: The County's Staff requires 10-15 working days to review applications. Mike Novotney's comments in the Correction Letter are aimed at making sure the County standards are met. In this case there are some corrections to calculations that need to be made and other corrections. Staff not only looks at what is happening on site but also the impact off site. He does not see any of these raising a red flag, but standards have to be met. Health Department needs soil mappings and useable acreage. They also need to see the location of the septic. There is no topography. It should be submitted. Gibsons have right of access to a strip of land. There are two roads there. One is considered the road and one is considered Petitioner's driveway. It might be a requirement to mark an easement on the plat. There also might need to be a road agreement. There is a 6'6" foot wide strip of land the petitioner would like to give

the County. The Commissioners will need to accept that. It will have to be on the final plat. The road will need a name and addressing. Maintenance and drainage responsibilities need to be established.

Motion: Kevin Breitzke moved to continue case MI-18-0024. Kelly Cadwell seconded the motion and so approved.

Case: MI-18-0025

Applicant: Otis Valley Farms LLC

Jackson Minor Subdivision 3020-A-1 Replat

Location: Southwest corner of 950 North and County Line Road, Jackson Township

Zoning: RR, Rural Residential District

Acreage: 14.463 +/- acres

Request: Replat approval of Lot 2 to create three (3) new lots.

Tony Hendricks presented. They are looking for two new lots which would be lots 1 and 2. Lot 3 would be the only one left with the original tax number. Nothing has changed. They will need to provide more information to Mike Novotney. Today they would like to have two lots split and Lot 3 left as the original.

Discussion: This is a public road. It is County Road 950 North. Petitioner has received an email a few years ago saying everything is ok from the Health Department. Kelly Cadwell asked for soil mapping, useable acreage and addresses. This is primary approval. Addresses will not be available until secondary approval. It appears both lots have one useable acre for septic. There is an area that will remain woods so they do not disturb wetlands. There needs to be clarity on how many watersheds there are. Staff needs to know about the drainage issue at the end of the wetlands. They need to see reduction of grade.

Motion: Kevin Breitzke moved to continue case MI-18-0025 for additional verifications as per discussions. Mike Novotney seconded the motion and so approved.

Case: MI-18-0027

Applicant: Kevin and Laurann Anderson

Replat of Lots 2, 3 and 4 in Porter Minor Subdivision

Location: 717 West 198 South, Porter Township

Zoning: RR, Rural Residential District

Acreage: 26.17 +/- acres

Request: Replat approval of Lots 2, 3 and 4.

Scott Gregory presented. Also present were Kevin and Laurann Anderson. This is a four lot minor subdivision. The Andersons own lots 2 and 3. They would like to divvy up lot 4.

Discussion: Mike Novotney discussed Lot B. He would suggest that a building pad be considered in the preliminary plat and calculations so they can be included in the report. This should be shown on the primary plat. Kelly Cadwell has reviewed and would like to have useable acreage calculated and shown. Lot B needs a 40" drain. There is no outlet shown. Addresses will be on the secondary plat. Kevin Breitzke would like the petitioner to get with Mike Novotney and put culverts in the drainage way. He suggested a driveway agreement for long term maintenance of the roadway.

Motion: Kelly Cadwell moved to approve case MI-18-0027 contingent of items discussed being taken care of. Mike Novotney seconded the motion and so approved.

Staff will send out letters. There is the possibility of an appeal. Once that time period has passed the secondary plat can be filed. Thirty days later they can get the primary plat.

Case: DP-18-0032

Applicant: Duneland School Corporation

Liberty Elementary – Extension of Asphalt

Location: 50 West 900 North, Liberty Township

Zoning: IN, Institutional District

Acreage: 0.1 +/- acres

Request: Liberty Elementary School is proposing an extension of 6' of asphalt to their existing 30' for their westerly drive and a turnaround cul-de-sac at the southern end.

Doug Homeir presented. Also present was the superintendent. He showed the proposed project. They will be providing a cul de sac for bus turnaround. This is fixing a safety issue.

Discussion: There was discussion if this involved 10,000 square feet of disturbed land. If it is more than 10,000, an erosion permit is required. Kelly Cadwell has no problem with the project. Kevin Breitzke emphasized they are over the 10,000 square feet and need the erosion permit.

Motion: Kevin Breitzke moved to approve case DP-18-0032. Kelly Cadwell seconded the motion and so approved.

Case: DP-18-0033

Applicant: Duneland School Corporation

Brummit Elementary – Building Addition

Location: Indian Boundary Road and 250 East, Westchester Township

Zoning: IN, Institutional District

Acreage: 0.1 +/- acres

Request: Brummit Elementary is proposing a building addition (approximately 563 sq ft) at the southeast corner of their existing building for additional storage space.

Doug Homeir presented. Also present was the superintendent. They are proposing a storage facility and relocating a sidewalk.

Discussion: This project is under the threshold for storm water standards.

Motion: Kevin Breitzke moved to approve case DP-18-0033. Mike Novotney seconded the motion and so approved.

There being no further business, the meeting adjourned at 10:30 a.m.