

PORTER COUNTY PLAN COMMISSION
Regular Meeting Minutes
May 23, 2018

The regular meeting of the Porter County Plan Commission was held at 5:30 p.m. on Wednesday, May 23, 2018 in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana. Mike Jessen presided. The meeting was called to order at 5:48 p.m.

Members present were: Kevin Breitzke, Luther Williams, Kyle Yelton, Laura Blaney, and Mike Jessen. Also present were Kristy Marasco, Attorney Scott McClure, Bob Thompson, Helene Pierce, citizens, and representatives of the press.

MINUTES:

Kevin Breitzke made a motion to approve the April 25, 2018 regular meeting minutes as submitted. Luther Williams seconded the motion. A voice vote was taken and unanimously carried 5-0.

COORESPONDENCE:

None.

OLD BUSINESS:

NEW BUSINESS:

DW-18-0029 – Porter County Redevelopment Commission, South Haven Sub-Station, 326 West 700 North, in Portage Township in the IN, Institutional District. The petitioner is seeking Design Waiver approval for a proposed sub-station for Porter County Highway/Storm Water Department on the following:

- 7.25 – Pedestrian Network Standards; Commercial and Industrial C. Minimum External Pedestrian Network Standards
- 7.27 – Perimeter Landscaping Standards; Commercial and Industrial C. Standards
- 7.28 – Storm Water Standards; General

Mr. Bob Thompson, staff representative for the Porter County Redevelopment Commission, presented. This is a former Sherriff sub-station in South Haven. The old building has been demolished and a new structure proposed. Design waivers are being requested for sidewalks in front of the building because they won't connect to anything, but if anything else comes along they will commit to putting them in place at that time; for landscaping because this is a small area so they will still landscape but a reduction in the requirements is requested; and for storm water because the site of the parcel is so small. The proposed building is a 6-bay maintenance and truck parking facility with a small meeting/break room. There are two drive entrances and parking is available. The building will not be manned continuously throughout the day and there will not be a lot of traffic. The eastern drive is wider to accommodate trucks. The bay entrances are in the rear of the building allowing three trucks to pull in. There is a staging area available also. We are including a small orifice as allowed. We are providing storm water quality measures, security fencing, buffer yard to the east and ground landscaping throughout.

Public Hearing:

Mike Jessen asked if any of the public would like to speak in favor of or in opposition of this case. Mr. Jessen also asked that the public address their questions to the Plan Commission while at the same time the petitioner will take notes and respond at one time. No one spoke, therefore the public hearing was closed and questions/comments were heard from the members.

Q: You are committing to adding sidewalks should any other sidewalks become available?

A: Yes.

Q: What are you reducing the landscaped side yard easement to?

A: From 25 feet to 20 feet minimum.

Q: What is the orifice size?

A: 4-inch.

Q: Will there be fencing in front along the right of way?

A: No, there will not be fencing in front. The gate will start at the building allowing ample space for people to pull off the roadway.

Motion: Laura Blaney made a motion to approve DW-18-0029 to allow a Design Waiver approval for Pedestrian Network Standards; Commercial and Industrial C. Minimum External Pedestrian Network Standards; Perimeter Landscaping Standards; Commercial and Industrial C. Standards; and Storm Water Standards; General as proposed. Kevin Breitzke seconded the motion. A ballot vote was taken and unanimously carried 5-0.

DP-18-0016 – Porter County Redevelopment Commission, South Haven Sub-Station, 326 West 700 North, in Portage Township in the IN, Institutional District. The petitioner is seeking Development Plan approval for Porter County Government building for use by Highway Department and Storm Water. Building will not be staffed permanently. Mr. Bob Thompson, staff representative for the Porter County Redevelopment Commission, presented. The Redevelopment Commission is requesting Development Plan approval.

Motion: Laura Blaney made a motion to approve DP-18-0016 subject to the Plan Commission Members receiving copies of the final site plan. Kyle Yelton seconded the motion. A ballot vote was taken and unanimously carried 5-0.

OTHER BUSINESS:

Stop Work Order: Mr. Bob Thompson advised that per code a stop work order was issued to Timberland Farms LLC, Phase 3, for improper fill materials and improper compaction techniques. Staff has worked out an agreement with them that allows slag versus limestone requiring a five year warranty procedure and the developer has agreed to this. We will plow during this warranty time, but any and all maintenance will be provided by the developer.

ADJOURNMENT:

There being no further business, the May 23, 2018 Porter County Plan Commission meeting adjourned at 6:15 p.m.

Bob Poparad, President

Attest: Robert W. Thompson, Jr. AICP
Director