
**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
June 20, 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

Case: UV-18-0036

Applicant: Central States Tower c/o Bryan Donley

Location: 36 West 700 North, Liberty Township

Zoning: RR, Rural Residential District

Acreage: 10.57 +/- acres

Request: Informal review to allow construction of a new telecommunication facility with a new 185' monopole tower with supporting ground equipment.

Discussion: Verizon Wireless is the primary locator for this tower. The site is designed to meet all requirements in the Zoning Ordinance. There currently is BZA approval for a tower at Pines Ski Area. The lease agreement has run out. That site cannot be designed to make it work and meet all of the County requirements. The Use Exemption carries on indefinitely with the property. There is an easement agreement with the Church and the access drive will be gravel back to the site. They are aware that Damon Run is near. The church is on a well and septic which is to the west of the building. The auxiliary power supply is natural gas.

This will be on the Agenda for the July BZA meeting.

Case: MJ-18-0008

Applicant: Stonebridge LLC, c/o Todd A. Leeth

Stonebridge Subdivision

Location: 500 East US Highway 6, Jackson Township

Zoning: RR, Rural Residential District

Acreage: 74.75 +/- acres

Request: Informal review, primary plat for forty (40) lot major subdivision.

Discussion: The applicant is asking for design waivers. Detention pond – reduction in percent of slope from 1% to 5%; waive the maximum block length requirement of 1,000'; pedestrian network standards – remove external sidewalks on 500 East and internal sidewalks on Farm View Drive; construction standards – use slag as a material and instead of geo grade use concrete stabilization. In Open Space Standards they want active recreation to count 100%.

Mike Novotney is close to issuing a letter stating the storm water management/design plan is in conformance with the County's standards. He would like to see the mix, etc. to know that construction requirements are going to be met with the change in materials used.

Kelly Cadwell is ok with changes that have been made. Kevin Breitzke is ok with plans as they are now. If the Plan Commission approves this, staff will need to make sure they have the engineering reviews and meeting schedules in place.

This will be on the Agenda for the June 27th Plan Commission meeting.

Case: ZO-18-0038

Applicant: FWA Development LLC c/o Woodward Law Offices LLP
Falling Waters Cottage Homes

Location: Lots 178-197 in Falling Waters Subdivision, Levanno Drive and Verdano Terrace, Porter Township

Zoning: R1, Low Density Single-family Residential District

Acreage: 6.3 +/- acres

Request: Informal review, rezone twenty (20) lots in Falling Waters Subdivision to (PUD) Plan Unit Development; for residential area of maintenance free homes on four (4) lots containing a total of twenty-nine (29) separate tracts.

Discussion: David Woodward and Doug presented for FWA Development. The applicant purchased the property out of bankruptcy a little over a year ago. One tract out of the 29 will be set aside for a community center. The HOA and Conservancy District have reviewed the plans. They both approved.

The applicant is asking to up the impervious surface coverage from 35% to 50%. With a PUD there will first be a conceptual plan. That goes to the Commissioners for approval. Then it will be back for a detailed plan. This is where engineering will be reviewed. The lots are all sold separately and individually maintained. The landscaping will be maintained by the Association. There is enough separation between the homes to meet fire department ratings.

This will be on the Agenda for the June 27th Plan Commission meeting.

Case: SE-18-0022

Applicant: Triad Developments

Location: 250 West between NY CH & ST L Railroad & Grand Trunk Railroad, Center Township

Zoning: I1, General Industrial District

Acreage: 2.1 +/- acres

Request: Informal review, Special Exception to allow outdoor storage of company vehicles for a proposed utility company.

Discussion: Dan Vukovich is the owner of the property. He plans to sell the property. The potential buyer has a company that paints bridges. He will need to keep some vehicles outside the building.

The drawing presented is just an idea. The purchaser will have his own proposal and is just now asking about the outside storage. Outside storage should have a plan for spills and leaks to make sure there are spill prevention kits on site. The purchaser is not sure if he will be hooking up to sewer or septic. The State Department of Health would be the one to issue a septic permit. He should look at that before purchasing. Material would also be stored outside. Approval would have to be contingent that all outside storage – vehicles, equipment, and materials would be behind the building. There should be some landscaping done. The land has a complex drainage system.

This will be on the Agenda for the June 20th BZA meeting.

Case: UV-18-0025

Applicant: Bigasco LLC

Location: South of US Highway 30 and 600 West, Union Township

Zoning: RR, Rural Residential District

Acreage: 55.74 +/- acres

Request: Informal review, Use Variance to permit extraction of sand to provide a large lake.

Bruce Rackouski presented for Bigasco, LLC. Ross Marshall joined late.

Discussion: He would like to construct a 20 acre lake and then build a subdivision. This was before the BZA in 2007 and was denied. Truck traffic is a concern. They will not go through the residential area. The applicant will put up a bond to take care of the road. The goal is to develop the land by creating waterfront property and putting lower density housing. This will be individual septic systems. There will be restrictions. The making of the lake can affect how the septic system will be put in and/or approved. Septic systems are based on undisturbed land. The issue in 2007 was the length of time the mining activity will occur. Erosion is an issue. Condition of the road is an issue. The drainage from the south goes towards the lake. Will the lake be pumped while mining and what impact will that have on the area? GE Marshall is who will be doing the work. Staff would like to see a termination date established. Ross Marshall said from final plat it would be one year to eighteen months for the extraction of the lake. The hauling roads will be development roads. Infrastructure has to be in before the secondary plat can be recorded.

This will be on the Agenda for the June 20th BZA meeting.

Case: UV-18-0029

Applicant: Richard Dacey

Location: 1116 North 350 East, Jackson Township

Zoning: RR, Rural Residential District

Acreage: 10.037 +/- acres

Request: Informal review, Use Variance permitting wedding venues in a residential district.

Richard Dacey and representative of Shawn Michaels presented.

Discussion: The property is 10 acres. They are marketing 70-100 people. It will be indoor and outdoor. There are no additional site improvements to be done. Parking will be behind the pole barn for small venues. Bigger ones will be shuttled in to the property. Any additional site improvements have to be reviewed by staff. No parking allowed along the road. Porta-pots with a washing station will be utilized. April to Thanksgiving will be the time period. Use caution if wanting to add a septic later that land is undisturbed. Food is being catered in. With catering there have to be sinks and wash stations. Shuttling will start at 100 attendees. Parking has to be on an approved surface. It has to be paved. How will they handle attendees saying they don't want to be shuttled and showing up at the venue? Traffic on the road is an issue. Loud music could be an issue. The State Fire Marshall will need to check and make sure the barn is in compliance. They also have 22 dogs that are rescue dogs.

This will be on the Agenda for the June 20th BZA meeting.

Case: DP-18-0042

Applicant: Richard Fishero

Location: 175 South 675 West, Porter Township

Zoning: RR, Rural Residential District

Acreage: 9.5 +/- acres

Request: Requesting approval of a machining, engineering and fabrication business.

Discussion: No one was present for the applicant. This was approved by the BZA. The buildings are existing. A building was added without a permit. A building permit has not been issued. They are waiting for DRC approval. Mike Novotney will speak with Duneland Group. They need to have a septic system on the property. This should be discussed with the State Department of Health.

Motion: Mike Novotney moved to continue case DP-18-0042. Kevin Breitzke seconded the motion and so approved.

There being no further business, the meeting adjourned at 10:40 a.m.