

PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
July 15, 2020 - 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
Michael Novotney, County Engineer
Kristy Marasco, Assistant Director
Kelly Cadwell, Planner I
Matt Gavelek, Highway Engineer
Rich Hudson, Monica Gee, Adam McAlpine

Case: MI-19-0060

Applicant: Dennis Hain, c/o Attorney William Ferngren
The Hideout Minor Subdivision

Location: 20 East Division Road, Valparaiso, Center Township

Zoning: R1

Acreage: 48.46 +/- acres

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

William Ferngren presented on behalf of the applicant. The building area for this site is one acre.

Discussion: This has gone through Storm Water review. Mike Novotney discussed dedication of easements and minor notes on the plat. Dan Boyd asked if the building area will be split off. Soil mapping is needed. Rich Hudson discussed the legal description and no overlap or gaps. Mike Novotney discussed a primary 25' perimeter all around to justify vegetation overlay. Bob Thompson discussed utility drainage.

Motion: Kevin Breitzke moved to approve Case MI-19-0060, the primary plat for Hideout Minor Subdivision. Dan Boyd seconded the motion and so approved.

Staff will send out letters. Neighbors will have 30 days to voice concerns. After that time, they can submit the secondary plat. This is an administrative review.

Case: AD-19-0057

Applicant: Ronald and Jane Fisher

Rigg Administrative Subdivision

Location: East side of 300 West, between 100 South and 300 South, Valparaiso, Porter Township

Zoning: A1 and RR

Acreage: 15.79 +/- acres

Request: Primary plat approval, four (4) lot administrative subdivision.

Ronald Fisher presented. They have obtained a variance on the lot size. This property has been in the family over 160 years. They want to keep it in the family. John McQuestion has done the soil testing. There are various lot sizes and road sizes. Chris Marbach did all the paperwork.

Discussion: Mike Novotney discussed conformance and making sure all notes get carried to the secondary plat. Dan Boyd discussed soil map and usable acreage. Kevin Breitzke suggested a driveway agreement. There was discussion regarding drainage, easements and the need to figure out outlets. The easement has been extended to residential property around it. The pond does not have an outlet. Matt Gavelek discussed private drives.

Motion: Mike Novotney moved to approve Case AD-19-0057, the primary plat for Rigg Administrative Subdivision. Matt Gavelek seconded the motion and so approved.

No notices required. Applicant can submit secondary plat.

Case: UV-20-0012

Applicant: Crisman Sand Company

Location: 736 North 400 East, Valparaiso, Jackson Township

Zoning: RR

Acreage: 84.5 +/- acres

Request: Informal review, the mining of sand on parcels of land located in residential zoning district.

Todd Leeth presented on behalf of the applicant. This additional parcel will be in a regulated area. Their existing area is an unregulated area.

Discussion: This is a rural area. It will allow the applicant to mine sand closer to 400 E. This is on the BZA Agenda for a use variance at tonight's meeting. They are not creating a new area, they are using their existing land. Part of this new area will be in a regulated area. If approved at the BZA they will apply for a mining permit.

The UDO lists the requirements they will have to follow. Any new entrance will require a permit which must be issued by the Highway Department. No customers come to the site other than trucks loading and unloading. There was discussion regarding traffic issues on 400E. They require all trucks to approach and leave from the north of the property. They have improved the road in this direction to handle the heavy trucks. There is an area south from the entrance that they need to maintain so water does not backup and come out into the road. Dan Boyd asked if there are any plans for a building with restrooms and was told there are no plans. Hours will be M-F from 7:00-3:00 pm. Hours sometimes are a little later or are on Saturday also. Bob Thompson discussed the land disturbance. IDEM has visited the site and approved the dump site with clean fill only. If approved, they will follow the UDO regulations. They will do the landscaping.

This case is an informal review and does not require a motion.

Case: DP-20-0015

Applicant: Elysian Field Stables, Inc. c/o Attorney Todd Leeth

Location: 182 West 1050 North, Chesterton, Jackson Township

Zoning: R1

Acreage: 16.4 +/- acres

Request: Addition of new 100' X 200' riding area to existing stable/boarding facility.

Hearing Officer approved Development Standards Variance for increase to maximum floor area in October 2019 and BZA granted Use Variance.

Todd Leeth presented on behalf of the applicant. This is an accessory structure for a riding arena and horse stable operations. This will be heard at the Plan Commission August 26th.

Discussion: Stormwater is still reviewing the project. They should have their comments this week. Dan Boyd asked if this structure will have restrooms. It will not. This is considered commercial since it is horse stables. This project will not bring in additional people. The maximum horses allowed is 23. The additional facility is for the use of existing customers. Kevin Breitzke discussed an outlet and the need to sign a hold harmless agreement. The building height is 31.1' with a copula on top. Staff noted they will need a height variance. There will not be any shows held here. It is just a practice arena. Kelly Cadwell stated she is reviewing the project. The applicant needs to go to the Health Department and ask for a letter stating the septic is ok where it is. There will be no lighting.

Motion: Kevin Breitzke moved to continue Case DP-20-0015. Mike Novotney seconded the motion and so approved.

Case: ZO-20-0019

Applicant: Ketchum, c/o Attorney Todd Leeth

Location: 625 West, Hebron, Boone Township

Zoning: P2

Acreage: 7.93 +/- acres

Request: Informal review; rezone from P2 (Parks and Recreation) to RR (Rural Residential) for future minor subdivision for single-family use.

Todd Leeth was present. Katie Kopf, the assistant, presented on behalf of the applicant.

Discussion: Bob Thompson explained the request should have the word “minor” eliminated. They might have to do a major subdivision. Mike Novotney discussed the soccer club which is adjacent on the east. This project will require a full engineers plan for drainage. Dan Boyd stated both lots need soil borings. Kevin Breitzke gave the history of how this parcel became P2 zoning after 2006. Bob Thompson discussed an aerial map showing a Special Exception prior to a 2007 rezoning. Bob Thompson advised this will be before the Plan Commission next Wednesday.

This case is an informal review and does not require a motion.

There being no further business, the meeting adjourned at 10:13 a.m.