



**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
July 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
Michael Novotney, County Engineer
Rich Sexton - Highway Department - Absent
Kristy Marasco, Assistant Director
Kelly Cadwell – Matt Gavelek – Monica Gee

Docket No.: ZO-19-0037 (Informal Review)

Applicant: Herbert Kilmer & Christine Moore, c/o Todd Leeth

Location: South side of Spectacle Drive between Meridian and Hughart Ln., Valparaiso, Center Township

Zoning: RL

Acreage: 17.14 +/- Acres

Request: Rezone four (4) parcels of land from (RL) Residential Lake District to (R2) Medium Density Single-family Residential District to develop single family detached home subdivision.

Todd Leeth presented on behalf of the applicant. They are seeking a zoning change to R2 Medium Density classification. Two-thirds of the 17-acre parcel is already zoned R2. This is unplatted land. They will design the subdivision once they have the zoning.

Discussion: The Plan Commission can request a conceptual plan. Mike Novotney has concerns regarding the drainage infrastructure and storm water infrastructure to serve the proposed development and how and where it will discharge. He also is concerned about Spectacle Drive. It does not meet County Standards. Abonmarche has been hired by the applicant. The development will be on City sewer and water. A conceptual plan is important and will be asked for by the Plan Commission. There also will be written commitments. There will be less than 50 lots in the development. The plan that was submitted when this was presented before the City of Valparaiso would require waivers going through the County.

There are lots that face Spectacle and will need waivers. A conceptual plan would allow them to know what volume of traffic to expect. A conceptual plan would also allow them to know how the development is going to be designed. They would like to know if the environmental areas will be preserved. The DRC would at least like a hand drawn picture showing how it will be laid out. There is a home on the property that will be raised. On lot 006 there is an accessory structure. Lot 016 is not part of this request. It has a cottage on it that is a family home and will remain.

Bob Thompson advised the office will be notifying every one of the change of date for the Plan Commission. The next Plan Commission meeting will not be until August.

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

Docket No.: DV-19-0016 (Informal Review)

Applicant: Andrew Pappas & Antje Gehrken, c/o Gregory Babcock

Location: 182 West 1050 North, Chesterton, Liberty Township

Zoning: R1

Acreage: 16.34 +/- acres

Request: To construct a 19,000 square foot horse riding arena.

Gregory Babcock presented on behalf of the applicant. They were before the BZA Hearing Officer and he requested they present to the DRC to look at the type of construction on that site and determine if there are any concerns he should know about before he considers approval. They train horses that are jumpers. If the building is put up coverage will be about 4%.

Discussion: The existing zoning is R1. The riding arena was permitted in 2012. The previous owner was Tiffany Gorecka. In the 70s it was owned by the Hancocks and there was an active riding stable.

The Hearing Officer had concerns about drainage on the property. They will submit to having a drainage review with the building permit. If the Hearing Officer does approve this case, he would like it to come back before the DRC for review again. The old barn has a bathroom. The septic is located next to the barn. Any new structure will have to be 10' from the septic system. The new structure will not have a restroom. If any restrooms are for public use, plans will have to be submitted to State. There is a manure management program. Neighbors would like to make sure this is not going to affect their water. There is a sign which will be replaced.

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

Docket No.: MI-18-0078

Applicant: Michael & Linda Allen

Location: 91 East 950 North, Chesterton, Liberty Township

Zoning: R1

Acreage: 2.09 +/- acres

Request: Primary plat approval for the proposed two (2) lots in Allen Minor Subdivision.

Bill Arden presented on behalf of the Applicant. Linda Allen was also present. Jodi Allen is the owner of the property and lives in the existing house. Michael and Linda Allen want to build a house on the other lot so they are close to their daughter. The storm water drainage plan has been accepted. The erosion control plan has been accepted. They are asking to review the primary plat.

Discussion: The applicants conform with all storm water aspects. They are in compliance with everything for the Health Department. They received a variance and it will be shown on the primary plat. They need to have a county standard driveway approach.

Motion: Mike Novotney moved to approve the primary plat for the Allen Minor Subdivision. Kevin Breitzke seconded the motion and so approved.

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

Docket No.: DP-18-0074

Applicant: Angelcrest Inc., c/o Martin Moeller

Location: 236 East 600 North, Valparaiso, Center Township

Zoning: IN

Acreage: 40.68 +/- acres

Request: To construct Angelcrest Cemetery Mausoleum.

Doug Homeier presented on behalf of the applicant. Martin Moeller was also present. They have been working with staff on this project. They feel they are in compliance with all departments.

Discussion: Mike Novotney has approved this project. He needs a copy of the Notice of Intent. He also wants to make sure the erosion control blankets are in place. The septic design has been approved. The building permit has been submitted but has been pulled until this Board approves the project.

Motion: Kevin Breitzke moved to approve Case No. DP-18-0074. Dan Boyd seconded the motion and so approved.

Docket No.: DP-18-0049

Applicant: Tom Rigg, c/o McMahon Associates

Location: Northwest corner of 325 East & 200 North intersections, Valparaiso, Washington Township

Zoning: I1

Acreage: 11.81 +/- acres

Request: Multi-unit Industrial Park, Northport Industrial Complex containing six (6) separate buildings.

Doug Homeir presented on behalf of the applicant. Tom Rigg was also present. The intent of this project is to have a place for contractors to run their business. They have been working with staff and believe they have everything in order.

Discussion: This is a commercial entrance and requires a culvert. Extra borings have been done because the first plan was revised and the borings needed to be redone. Each unit will have its own septic tank which will go to the mound system. This was done by State requirements. Kelly Cadwell is waiting for a sidewalk waiver and open space calculations. Bob Thompson requested that tenants be advised this road is possible to have frost laws imposed. The Health Department has received a copy of the State's approval. It was suggested that each unit have its own water meter. Mike Novotney issued a letter on June 27th stating they are in compliance. He is missing a copy of Exhibit A.

Motion: Mike Novotney moved to approve the site development plan for Case No. DP-18-0049. Kevin Breitzke seconded the motion and so approved.

After each building is complete, Staff will require an As Built inspection so they can see the site has been constructed as approved. The storm water has to be complete.

There being no further business, the meeting adjourned at 9:54 a.m.