



**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
July 18, 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
Dan Boyd, Environmental Health Specialist
Michael Novotney, County Engineer
Kristy Marasco, Assistant Director
Rich Hudson - Monica Gee – Kelly Cadwell

Case: DP-18-0045

**Applicant: Porter County Board of Parks & Recreation, c/o Chester Inc.
Sunset Hill Farm County Park**

Location: 775 Meridian Road, Liberty Township

Zoning: P1, Parks and Recreation District

Acreage: 159 +/- acres

Request: Site plan approval for a proposed 1,924 sq. ft. recreational building with 775 sq. ft. public restroom.

Discussion: Walter Lenckos presented for the Park Department. Joseph Decentos was also present. This building gives them a new program space and new restrooms while still adhering to the aesthetics of the farm. They are waiting to see what happens with the building before they work on the baseball field. There are plans to do a native rain garden. This will serve as the post construction water flow management and will help offset any water quantity issues. The outdoor garden space is part of the application to DNR. The maximum number of parking spaces will be verified with code. There is a public water supply and an existing hydrant. The Fire Department will be consulted to make sure the hydrant is sufficient. The playground will be affected in a positive way. There will be a few exterior lights. They are down lighted in the entranceways and where there could be shadows. The applicant will provide staff with the light standards. There will be no signage.

Motion: Kevin Breitzke moved to approve. Dan Boyd seconded the motion and so approved. Lighting standards, check parking requirements and check the rain garden for consistency will be provided to staff.

Case: DP-18-0049

Applicant: Tom Riggs, c/o McMahon Associates, Inc.

Multi-Unit Industrial Park

Location: Northwest corner of 200 North on 325 East, Washington Township

Zoning: I1, Light Industrial District

Acreage: 11.81 +/- acres

Request: Informal review for the proposed light industrial park containing six (6) separate buildings.

Discussion: Dough Homeier of McMahon presented. These buildings are proposed to be developed for a contractor to run a business out of. Each one will have its own parking. The intention is to have the land remain as one parcel. The property will be served by well and septic. The septic has been sent down State and is in the process of being reviewed. There will be one entrance off County Road 325 East. There will be wall lighting on the units. Each building will have its own sign. All will drain to the low side of the property then to Hotter drain.

This does have to go before the Plan Commission for approval. Before it can be put on the agenda for the Plan Commission it has to be a complete application which means they have to provide everything in the codes. The Health Department is going to have to provide a letter saying it is good to go. Mike Novotney will have to provide a letter saying they meet all drainage codes. A letter was presented listing what was not provided and therefore deemed the application incomplete. This is the list that needs to be provided to staff before it can be heard at the Plan Commission. Bob Thompson reviewed the list with the applicant. The economy will dictate how fast the buildings are put up. The first two will be the ones directly in the middle. Next will be the north two then the south two.

The Health Department file does not have any soil borings and no reports from the State. A hard copy of all reports will be submitted to the Health Department. Cluster systems do not work the best on mound systems. If this one were to fail, is there enough room to put another one in. If the building were to change hands, the State needs to be contacted to see if any modifications need to be done to the septic. It might be better for each building to have its own system. The pond is a dry bottom pond.

On the drawings several things need to be reworded such as "should" rather than "shall". There should be better definitions. The septic is Presby certified before it goes to the State. Easements and right-of-ways with the Airport were discussed. They will file a full NOI for the site.

They will need a special exception variance from the BZA. The wellhead protection area needs to be checked in regard to the wellheads at the airport. There is a gravel area that is to be used for delivery. Open material storage is not allowed in this area. County Road 325 East is not an all-weather road.

Mike Sheetz asked for clarification on the septic system.

When plan sets are complete, they will be given the date for the Plan Commission. They will probably be back before this Board before the Plan Commission. They should also file their variance with the BZA.

There being no further business, the meeting adjourned at 9:50 a.m.