

PORTER COUNTY PLAN COMMISSION
Regular Meeting Minutes
July 22, 2020

The regular meeting of the Porter County Plan Commission was held at 5:30 p.m. on Wednesday, July 22, 2020 in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana. Rick Burns presided.

Members present were: Mike Mirochna, Nikky Witkowski, Luther Williams, Bob Poparad, Kevin Breitzke, and Rick Burns. Also present were Robert Thompson, Kelly Cadwell, Helene Pierce, citizens, and representatives of the press.

MINUTES:

Kevin Breitzke made a motion to approve the February 26, 2020 regular meeting minutes as submitted. Mike Mirochna seconded the motion. A voice vote was taken and unanimously carried 6-0.

COORESPONDENCE:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

ZO-20-0019 – Tara Ketchum, c/o Attorney Todd Leeth, 625 West and south side of 1000 South, in Boone Township, in the P2, Parks and Recreation District. The petitioner is seeking a proposed amendment to the Unified Development Ordinance to rezone a parcel of land from (P2) Parks and Recreation District to (RR) Rural Residential District for the purpose of a future subdivision for single-family use. Attorney Katie Kopf presented. The petitioner owns 7.93 acres on 625 West in Hebron. It was purchased in August 2019 with the intent to subdivide into two (2) lots for single-family residential use. Lot 1 will be for Ms. Ketchum’s parents to reside and Lot 2 will be for Ms. Ketchum herself. The parcel is adjacent to the Hebron Soccer Club parcel that is also zone P2.

Public Hearing:

Rick Burns asked if any of the public would like to speak in favor of or in opposition of this case. Rick Burns 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.

Ms. Teresa DeLeon, 1025 South 625 West, Hebron, questioned the style of homes, if the water has been tested and noted concerns with the loss of recreational area. Ms. DeLeon also noted the notice sign was hard to read and see.

Mr. Jamie White, neighbor, questioned if the access will be from 625 West or 1000 South?

Mr. Shawn Clark, 1042 South 625 West, Hebron, questioned if the Hebron Soccer Club was notified of tonight's meeting?

Mr. Arthur DeLeon, 1025 South 625 West, Hebron, is opposed.

Attorney Koph's rebuttal:

- There will be two home and two accesses. One will access from 1000 South (Lot 2) and one will access from 625 West (Lot 1).
- Lot 1 will be facing West and Lot 2 will be facing North.
- We are not far enough along the process to be able to answer all of Ms. DeLeon's questions, however, we do know the homes will be stick-built homes and all requirements will be met.
- Hebron Soccer Club was notified of tonight's proceedings.

The public hearing was closed, and questions/comments were heard from the Members.

Q: Did the Hebron Soccer Club own Ms. Ketchum's property?

A: No. The same owner that sold the Soccer Club their parcel(s), sold to Ms. Ketchum.

Q: What direction are the soccer fields from Ms. Ketchum's parcel?

A: The fields are to the east.

Q: To be clear, the petitioner is aware of the soccer club and that they will be remaining on their property?

A: Yes.

C: Attorney Kopf advised this is one step of many in the process.

Motion: Mike Mirochna made a motion to favorably recommend the proposed Amendment to the UDO to rezone a parcel of land from (P2) Parks and Recreation District to (RR) Rural Residential District for the purpose of a future subdivision for single-family use to the County Commissioners as presented. Kevin Breitzke seconded the motion. A ballot vote was taken and unanimously carried 6-0.

STAFF ITEMS:

None.

ADJOURNMENT:

There being no further business, the July 22, 2020 Porter County Plan Commission meeting adjourned at 5:53 p.m.

Rick Burns, President

Attest: Robert W. Thompson, AICP
Director