



PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE

August 8, 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

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: Mike Novotney is alright with what has been submitted in regard to the drainage. This can be private with maintenance on the property owner but the County needs access should an emergency arise. There are no bathrooms in the building. There will be no waste water generated. The machines are all self-contained. The house is not being used. There is concern regarding used oil etc. from the process and disposal of it. Again, the machines are all self-contained and no IDEM permit is required. There is very little traffic from delivery. The drive can accommodate what little there is. Applicant was cautioned to not increase the size of the driveway. A private easement grants the County the right to inspect. This is necessary so the County can make sure the property up and down stream are protected.

Motion: Mike Novotney moved to approve Case DP-18-0042 site plan contingent on satisfying Storm Water Development Standards and getting a building permit for the building department. Kevin Breitzke seconded the motion and so approved.

Case: ZO-18-0056

Applicant: Tudor Design Center LL/Tudor Fashion Floors Inc

Location: 401 East US Highway 30, Washington Township

Zoning: I1, Light Industrial District

Acreage: 6.68 +/- acres

Request: Informal review rezoning from (I1) Light Industrial to (CH) High Intensity – Commercial; for relocation of business for retail sales of commercial and residential flooring and cabinets.

Ryan Stump and Jan Tudor presented. They want to purchase this property to relocate their business. They will use the front as their main area and then a warehouse in back.

Discussion: The previous owner had a lot of outside storage. That will not be allowed now. Any expansion will need approval from DRC. The septic will have to be located and the well has to be 100' from the septic. This will have to be run by the State to make sure everything is sufficient. The existing sign which is on the wall will be revamped. Staff needs a copy of the current owner's permission to go forward with the petition request.

This is an informal review. No motion is required. It will be heard before the Plan Commission on August 22, 2018. It will then go to the Commissioners and be heard at their September 18th meeting for a final hearing and disposition of the case.

Case: MI-17-0052

Applicant: Berning Morgan Minor Subdivision 2839-C-1

Location: 60 South 575 East, Morgan Township

Zoning: A1, General Agriculture District

Acreage: 12 +/- acres

Request: (4) lot minor subdivision

Rich Hudson presented on behalf of the Bernings. The woods have been removed and were farmed this year. In 2014 BZA approved a 4 lot subdivision. In 2017 BZA approved setbacks. Today they have 3 lots that are buildable. Mike Novotney has received the revised primary plat and revised drainage calculations. The PH soil cannot be used for septic so useable acreage will need to be calculated. The applicant needs to be aware of driveway separation requirements under Code. Driveways need to be located and shown on the plat.

Motion: Kevin Breitzke moved to continue Case MI-17-0052. Applicant is to provide useable soil calculations, driveway separations and staff approving the revised drainage calculations. Dan Boyd seconded the motion and so approved.

Case: MI-18-0034

Applicant: Pleasant Minor Subdivision

Location: 637 and 639 South 150 East, Pleasant Township

Zoning: R1, Low Density Single-family Residential District

Acreage: 7.42 +/- acres

Request: (3) lot minor subdivision

Discussion: John and Shirley Peterson are the owners of the property. There are existing structures on two of the parcels. BZA has granted development standard variances on lot frontage, driveway separation and the existing garage will remain on lot 2.

As soon as primary plat approval is granted they will remove the trailer. There are no major concerns regarding drainage but staff needs additional information. The Health Department needs useable acreage calculations and soil mappings on the primary plat. The soil report appears to be reversed on the plat.

Motion: Kevin Breitzke moved to continue Case MI-18-0034. Dan Boyd seconded the motion and so approved.

There being no further business, the meeting adjourned at 9:52 a.m.