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**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE  
September 18, 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 -Absent  
Rich Sexton - Highway Department - Absent  
Kristy Marasco, Assistant Director  
Kelly Cadwell – Monica Gee- Matt Gavelek, Rich Hudson

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**Docket No.: ZO-19-0051 (Informal Review)**

**Applicant: Morgan Township PUD, c/o Todd Leeth**

**Location:** Southeast corner of Highway 49 and CR 150 South, Valparaiso, Morgan Township

**Zoning:** I2 and A1

**Acreage:** 157.248 +/- acres

**Request:** Rezone parcels of land from (I2) General Industrial District and (A1) General Agriculture District to (PUD) Plan Unit Development.

Todd Leeth presented on behalf of the applicant. There will be an industrial park center and a commercial lot that will be a Family Express convenience store. In the agriculture area there will be a single-family detached residential subdivision. This will be served by City utilities. McMahan and Associates will have a letter available confirming the utilities by the time of the Plan Commission meeting. They have submitted a PUD Ordinance in draft form. A meeting has been set to finalize the terms of the PUD Ordinance.

Discussion: The development will be City sewer and water so the Health Department has no issues with this request. There are 13 lots that will be an industrial use. The one Commercial lot will be a Family Express. There should be no access from this development to Highway 49. Because this is industrial, staff will be watching closely the uses and how it impacts the waterway. There will be deceleration lanes at the entrances. The cul-de-sac needs to accommodate a semi turning in it. It is acceptable for an entrance to have a center island. Because this is a PUD it will not need any variances. There might be some design standard changes.

Bob Thompson asked for a conceptual cross section of the roads. The roads will all be public. Drainage easements will have to be looked at and protected. On CR 150 there are frost laws. This can be accepted or a request can be made for improving the road. If there is a house on the parcel, it will have to be removed, the well removed and septic filled in.

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

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**Docket No.: UV-19-0060 (Informal Review)**

**Applicant: Matthew Perry, c/o Todd Leeth**

**Location:** 2251, 2165, 2161 Clifford Road, Valparaiso, Center Township

**Zoning:** I1

**Acreage:** 17.43 +/- Acres

**Request:** To allow an even center/banquet hall/wedding venue.

Todd Leeth presented on behalf of the applicant. The applicant would like to start out holding events on the property as it is now. If it is successful, he would then build a pavilion.

Discussion: The existing house is on a septic. They are not adding any buildings at this time. They will be using porta-potties. The existing building is a house that is being renovated. If in the future this is used as a commercial kitchen, they will have to review the system and possibly convert it. Parking will be along the gravel road. No parking will be allowed along Clifford Road. Hours of operation will be on weekends. They will work with staff to determine how late is acceptable. Traffic leaving could be a problem. It was suggested guests exit to the east. Salt Creek is on the east side of this parcel. It needs to be watched how this might impact the creek. It is expected the maximum number of people at an event will be 350.

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

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**Docket No.: UV-19-0061 (Informal Review)**

**Applicant: Benjamin Herbert**

**Location:** 572 West 213 South, Hebron, Porter Township

**Zoning:** RR

**Acreage:** 4.6 +/- acres

**Request:** To allow a second single-family residence on one parcel.

Benjamin Herbert – 213 South 572 West - presented. They have a child that needs constant attention. His wife's parents want to move onto the property so they can be there to help with the child. They want to take the garage and turn it into a one-bedroom studio. The structure will not be altered. All changes will be internal.

Discussion: They will have to increase the size of the septic since they will now have four bedrooms. They also could get a septic just for the garage. There is an HOA and they have not had any issues with this proposal. The HOA covenants do not allow anyone else on the property that is not related. Staff will work on a written commitment which will be recorded. It will say that the garage unit cannot be rented out and the property cannot be split.

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

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**Docket No.: UV-19-0062 (Informal Review)**

**Applicant: Ron and Jill Furst**

**Location:** 1053 South 50 East, Kouts, Pleasant Township

**Zoning:** CN

**Acreage:** 2 +/- acres

**Request:** To allow for construction of a single-family residence on a commercial zoned parcel.

Jill Furst – Lake of the Four Season, 1467 Brandywine Road - presented. This property has been in her family for 200 years. At one point her grandfather had a bait shop. When he passed away the bait shop was removed and the property split among his heirs. The zoning was never changed.

Discussion: They have a septic permit. Residential zoning is appropriate for this parcel and should be considered versus a Use Variance.

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

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**Docket No.: DW-19-0021 (Informal Review)**

**Applicant: Lee Subdivision and Nancy Lee**

**Location:** 250 West 550 North, Valparaiso, Center Township

**Zoning:** R2

**Acreage:** 13.61 +/- acres

**Request:** To allow individual driveways off of County Road 250 West, for a proposed fifteen (15) lot major subdivision.

Chuck Parkinson – 107 Broadway, Chesterton - presented on behalf of the applicant. Nancy Lee was also present as well as Steve Civinich of the Duneland Group. The design waiver requested is from an interior street frontage requirement. The individual drive entrances for 13 of the lots will be on 250. They will be widening 250 and adding curbs so it will be conforming.

Discussion: All of Mike Novotney's requests have been incorporated and followed exactly. This will be on sewer. Lot One has a septic that will be decommissioned. The development will be on Indiana American Water. The frontage of the lots is 70'. This does not require a variance. In regard to the road widening, they are going with the County standards.

There should be a minimum of a 4' cut into the existing road. This will create a patched road. This should be looked at down the road in the development process.

This case is an informal review and does not require a motion. This is set for the October 2<sup>nd</sup> Plan Commission meeting.

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**Docket No.: ZO-19-0047 (Informal Review)**

**Applicant: Wood's Edge Subdivision, c/o Robert V. Coolman**

**Location:** South side of Joliet Road, between Hayes Leonard Road and 250 West, Valparaiso, Center Township

**Zoning:** R1

**Acreage:** 31.317 +/- acres

**Request:** Rezone parcels of land from (R1) Low Density Single-family Residential District to (PUD) Plan Unit Development.

No one was present on behalf of the applicant.

Discussion: This will be serviced by the City of Valparaiso Utilities. The applicant is requesting relief from lot sizes, setbacks, 50' right of way versus 60', and a 26' roadway instead of 30'. There was discussion regarding islands in the roadways and snow plowing. Rich Sexton was asked to send this to the applicant and note the comments made at today's meeting.

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There being no further business, the meeting adjourned at 10:24 a.m.