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**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE  
September 19, 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  
Rich Sexton  
Kristy Marasco, Assistant Director  
Rich Hudson - Monica Gee – Kelly Cadwell

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**Case: DP-18-0060**

**Applicant: Central States Tower, c/o Bryan Donley  
E 700 N & Meridian Telecommunication Facility**

**Location:** 36 West 700 North, Liberty Township

**Zoning:** RR, Rural Residential District

**Acreage:** 15.57 +/- acres

**Request:** New telecommunication facility with a 185' monopole tower, to include underground electric and fiber optic utilities.

Bryan Donley presented.

Discussion: Staff has reviewed. There are questions on calculations. There needs to be a sediment and erosion control plan. Submittal to IDEM is required. This should not have any impact on the church system. The generator is natural gas. Verizon wireless is the carrier. It will be advertised to other carriers to share the tower. Permit will not be issued until all departments have signed off on the project.

**Motion:** Kevin Breitzke moved to approve Case DP-18-0060. Dan Boyd seconded the motion and so approved.

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**Case: UV-18-0052**

**Applicant: D & A Real Estate LLC., c/o Todd A. Leeth**

**Location:** 5520 U.S. Highway 6, Portage Township

**Zoning:** R1, Low Density Single-family Residential District

**Acreage:** 6.89 +/- acres

**Request:** Informal review for a proposed mini-warehouse self-storage business.

Scott Civanich was present for applicant.

Discussion: Currently zoned R1. It is going for a Use Variance tonight. It is too narrow for a residential development. Surrounding land is business use. Mike Novotney discussed the general plan for drainage and the pond at the rear of the property. The landscape plan seems complete. Kevin Breitzke hopes there is an excel and decel lane. There are multiple drainage complaints on Anthony and Debbie Streets.

This is an informal review. No motion is required.

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**Case: MI-18-0025**

**Applicant: Otis Valley Farms LLC**

**Jackson Minor Subdivision 3020-A-1 Replat**

**Location:** Southwest corner of 950 North & County Line Road, Jackson Township

**Zoning:** RR, Rural Residential District

**Acreage:** 14.463 +/- acres

**Request:** Replat approval of Lot 2 to create three (3) new lots.

Tony Hendrich presented. They have addressed all issues raised by staff.

Discussion: There have been three reviews of the project. They appear to be in good shape. Mike is waiting on a little more information and will then issue his letter regarding the project. Placement of the driveways needs to be done carefully due to bend in the road and a vision issue. Kevin Breitzke would prefer to see the lots labeled as Lots 1, 2 and 3. This would be clearer. This is one of the culverts that washed out in the February flood. There have been multiple drainage complaints to the south. Staff has looked into that. They have discussed this with the property owner and LaPorte County.

Motion: Mike Novotney moved to approve Case MI-18-0025 contingent on Staff approval.

Kevin Breitzke seconded the motion and so approved.

Bob Thompson advised the applicant staff will mail out letters to all interested parties regarding this project. They have so many days to appeal. The Department cannot touch this project until 30 days after approval. The applicant can submit secondary plat to begin the review process. If the secondary plat is approved with no appeals, they will sign it and get it to the applicant. Staff needs three mylars.

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There being no further business, the meeting adjourned 9:30 a.m.