



PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE

October 3, 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 - Absent
Rich Hudson - Monica Gee – Kelly Cadwell

Case: ZO-18-0065

Applicant: DG Partners LLC, c/o Arc Design Resources, Inc.

Location: 7 West US Highway 6, Liberty Township

Zoning: CH, High Intensity Commercial District

Acreage: 1.76 +/- acres

Request: Informal review, rezoning a parcel of land from (CH) High Intensity Commercial District to (CM) Moderate Intensity Commercial District; for a proposed Dollar General facility.

Traver Larson and Dean Holton presented. At the beginning of this project Staff had suggested the parcel should be rezoned. As CH zoning this is a non-conforming lot.

Discussion: This will be heard October 24th before the Plan Commission. Today is for comments and thoughts that should be passed on to the Plan Commission. Petitioner is aware of the US 6 Overlay. U.S. 6 Ordinance is heavy on access management. If this is rezoned, Mike Novotney and staff will review storm water standards and make sure they are compliant. The general plan is to restrict the release of storm water. This all needs to be shown so staff can review. This will be connected to sanitary sewer and municipal water. When existing structures are torn down, the septic needs to be properly abandoned. Any wells need to be properly abandoned.

They should make sure they are aware of the parking spot requirements. An IDEM permit will be required. They need to work with INDOT for accel and decel lanes. It is certain that US 6 will develop. It is important they adhere to the US 6 Overlay.

Bob Thompson reviewed the process of appearing before the Plan Commission.

This is an informal review. No motion is required.

There being no further business, the meeting adjourned at 9:18 a.m.