
**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
November 6, 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
Mary Evett (for Dan Boyd, Environmental Health Specialist – Absent)
Michael Novotney, County Engineer -Absent
Jim Polarek (for Rich Sexton - Highway Department – Absent)
Kristy Marasco, Assistant Director
Kelly Cadwell – Monica Gee, Rich Hudson

Docket No.: MI-18-0064

Applicant: Benjamin Cooper/Cooper Estates Minor Subdivision (0241-A-2)

Location: 103 South 725 West, Crown Point, Porter Township

Zoning: RR

Acreage: 9.066 +/- acres

Request: Primary plat for a two (2) lot minor subdivision.

Andrew Cooper presented on behalf of the applicant. Benjamin Cooper owns the land. They want to divide this parcel in half and Andrew will build his home on the lot. They will keep an access easement down the middle of the parcel.

Discussion: Mike Novotney has reviewed this project. The project conforms with erosion control and storm water management standards. He is good with approving the primary plat. Bob Thompson asked about the house currently being built. That address is 103 South. Kevin Breitzke suggested including measurements on easements on the plat. He would like them to provide a centerline for the ditch. Both homes will enter on 725W. Soil borings have been done. They should be submitted to the Health Department. Mary Evett reminded the applicants there is a useable acreage requirement. Bob Thompson asked that the applicant have their engineer put that information on the plat.

Motion: Kevin Breitzke moved to approve Case MI-18-0064, the primary plat for Cooper Estates Minor Subdivision. Mike Novotney seconded the motion and so approved.

Staff will send out letters. Neighbors will have 30 days to voice concerns. After that time, they can submit the secondary plat. This is an administrative review.

Docket No.: MI-19-0033

Applicant: Eryk Doland/Doland Minor Subdivision

Location: 284 East 1225 North, Chesterton, Westchester Township

Zoning: R1

Acreage: 9.71 +/- Acres

Request: Primary plat for a two (2) lot minor subdivision

Eryk Doland presented. Also present was Steve Fleming with Radtke Engineering on behalf of the applicant. This is Eryk's grandmother's property and he wants to build a house next to her.

Discussion: The BZA Hearing Officer has approved all necessary variances. The two variances were waiver of providing sidewalks should they be required and reducing the required lot width from 240' to 180'. Mike Novotney has reviewed. He found the project conforms with erosion control and storm water management standards. They have a 45' building setback on the front of a building. If this is a collector road the setback needs to be 40'. If they want to go further it is okay. Soil borings have been done. The septic has been located. The soil borings should be numbered and listed in the legend.

Motion: Kevin Breitzke moved to approve Case MI-19-0033, the primary plat for Doland Minor Subdivision subject to taking care of Health Department concerns designing the septic, getting the soil mapping, making the contours a little darker. Bob Thompson seconded the motion and so approved.

Staff will send out letters. Neighbors will have 30 days to voice concerns. After that time, they can start signatures on the plat. This is an administrative review.

Docket No.: DP-19-0058

Applicant: Beulah Territory Management LLC

Location: 519 West US Highway 30, Valparaiso, Union Township

Zoning: CN

Acreage: 4.5 +/- acres

Request: Development plan for the proposed commercial building including parking area.

Marry Little presented on behalf of applicant. The site plan has been submitted. This is a heating and cooling company. Variances required have been approved.

Discussion: The applicant is still working on the easement regarding the Lincoln Highway. The intent of this building is heating and cooling. It is mainly to store material with a small office. There will be no outside storage. Employees will only show up occasionally. There will be a small office staff inside the building. The property was rezoned with commitments.

Their storm water fee has been paid. Mike Novotney only has a one-page summary. This does not satisfy the requirements of Section C3 of the Porter County Design manual. Trees will be removed only as necessary. That should be shown. The general details for erosion and sediment control practices are not shown. The parking lot will be asphalt. Concrete will be use for the apron coming in and a little sidewalk. The site plan should show 50' off site. There is no wetland mapping. Mike Novotney offered to share written comments with her.

They are in the process of submitting access to INDOT. They received a special exception for well and septic. They have received a reduction in the front yard setback from 50' to 15'. They are allowed more than two accessory structures on the parcel. They were allowed access to the gravel. They made commitments to clean up and remove structures on the property. The existing house has to be fenced off until it is removed.

The applicant owns the property. He is working on the frontage road. Kevin Breitzke asked who will be responsible for the maintenance of the frontage road.

The septic approval will go through the County. The existing home is not occupied. It will be removed. The septic system will be abandoned. There will be a setback for the well. They have submitted a permit for the driveway but have not received it yet. Kelly Cadwell is working through the list of items still needed.

Bob Thompson stated it appears more information is needed for departments.

Motion: Kevin Breitzke moved to continue Case DP-19-0058 to give the applicant time to get needed information to various departments. Mike Novotney seconded the motion and so approved.

Docket No.: DP-19-0059

Applicant: NIPSCO Cold Storage Building

Location: 22 State Road 49, Valparaiso, Morgan Township

Zoning: I2

Acreage: 20.073 +/- acres

Request: Site plan for the proposed (9,000 sq. ft.) cold storage building.

Steve DeBold and Tony Peuquet of Chester, Inc. presented on behalf of applicant. The back of applicant's property is a fenced in area. In the northwest corner of the property they are looking to build a 9,000 square foot cold storage building. There is no water, no heat and no bathrooms. It is for storage only. The property is all impervious surface so there will not be an increase in storm water runoff.

Discussion: The purpose of this building is to get material out of the snow and ice should it be needed in an emergency. Mike Novotney visited the site. The area is heavily compacted. It is minimal area of land disturbance. The erosion control plan appears to be adequate.

It appears to be draining towards the existing storm sewer system serving the site. There is a long length of riff raff along the ditch on the south side that conveys the storm water to the detention pond on 49. It looks like there is a storm sewer system that wraps around the ditch. It is functional. It bypasses the pond and goes to the ditch along 49. It has been this way since 1988. There is foundation material to be removed. They need to make sure it is permitted and property disposed of.

Kevin Breitzke said the adjoining property owner has been concerned about the drainage over the last 30 years. They should make sure this property is not going to affect any neighboring property. NIPSCO will agree with an operating and maintenance agreement.

Motion: Kevin Breitzke moved to approve Case DP-19-0059. Jim Polarek seconded the motion and so approved.

There being no further business, the meeting adjourned at 9:55 a.m.