

The regular meeting for the Porter County Plan Commission will be heard on Wednesday, the 26th of April 2023, at 5:30 p.m., in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana.

AGENDA

- A. Pledge of Allegiance & Roll Call
- B. Correspondence
- C. Business:

MJ-22-0077

Applicant: Kim Korellis, c/o McMahon Associates, Inc.
Project: Korellis Major Subdivision
Location: 47 S. Biscayne Street & Lumber Lane, Valparaiso, IN 46385 (Porter Township)
Zoning: R1, Low Density Single-family Residential District
Request: Primary plat approval for a proposed two (2) lot major subdivision.

DW-2023-25

Applicant: Mark Pryor
Project: Betz Major Subdivision
Location: 576 West 100 North, Valparaiso, IN 46385 (Union Township)
Zoning: RR, Rural Residential District
Request: Design Waiver(s) for a proposed two (2) lot major subdivision:

- Chp 6.03 – Conventional Subdivision Standards, all of this section
- Chp 7.05 – Access Road Standards
- Chp 7.16 – Lot Establishment Standards: no interior frontage
- Chp 7.23 – Pedestrian Network
- Chp 7.26 – Perimeter Landscape Standards
- Chp 7.28 – Storm water Standards: To use water requirements from Appendix 111-2b (Minor Subdivision) instead of Appendix 111-2a (Major Subdivision)
- Chp 7.29 – Street and ROW Standards – no private roads
- Chp 7.33 – Street Lighting.

DW-2023-26

Applicant: Thomas & Jeanette Tugman
Project: Tugman Estates Major Subdivision
Location: 237 South 600 West, Hebron, IN 46341 (Porter Township)
Zoning: RR, Rural Residential District
Request: Design Waiver(s) for a proposed four (4) additional buildable lots to Lot 1 in Porter Minor Subdivision 534-C-1:

Chapter 6:

- §6.03 Conventional Subdivision Standards:
Minimum Perimeter Landscaping, Sidewalks, Perimeter Paths, Minimum Street Width – 30ft required, 16ft requested, and Minimum Tree Plot Width

Chapter 7:

- §7.05 Access Road Standards; Residential Frontage Roads
- §7.16 B.3 Lot Establishment Standards: Corner lots 25% larger
- §7.16 B.6.a. and b. Lot Establishment Standards; Property Line Corners
- §7.20 Open Space Standards; General
 - a. Lots all over 1 Acre and larger; thus creating their own open space
- §7.21 Open Space Standards; Residential
 - a. Lots all over 1 Acre and larger; thus creating their own open space
- §7.23 Pedestrian Network Standards
 - a. No sidewalks within the community
- §7.26 Perimeter Landscaping Standards
- §7.28 Storm Water Standards;
To use storm water requirements from Appendix III-2b (Minor Subdivision) instead of Appendix III-2a (Major Subdivision)
- §7.29 C. 4.d. Street and ROW Standards, Residential,
 - a. Connectivity
 - b. More than 1 entrance required
- §7.29 C.7. Boulevard Entrances
- §7.29 C.10-18 Street Construction
 - Required: 30' with rolled or ribbon curb
 - Request: Interior Private Road per Minor Subdivision Standards – 16' wide with 8" or processed stone or gravel on a suitable sub-base
- 7.33 Street Lighting; Residential
- §7.36 Street Sign Standards

AM-2023-2

Applicant: Porter County Plan Commission

Location: 155 Indiana Avenue, Valparaiso, IN 46383

Request: Recommendation for the amendment of the Porter County Unified Development Ordinance (UDO), Chapter 5, Zoning District Development Standards, Section 5.69 Telecommunication Facility Standards and Section 5.70 Telecommunication Facility; Height Standard.

Any other matters that may come properly before the Commission.

Robert W. Thompson, AICP
Director