

The regular meeting for the Porter County Plan Commission will be heard on Wednesday, the 22nd of June 2022, 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. Approval of Minutes – April 27, 2022
- C. Correspondence
- D. New Business:

DW-22-0036

Applicant: Grand Oaks c/o Attys: Todd A. Leeth/Katie L. Kopf
Location: 324 West Division Road, Valparaiso, IN 46385 (Porter Township)
(South of Division, North of CR 100 South and East of SR 2)
Zoning: R1, Low Density Single-family Residential District
Request: To allow the following Design Waiver(s) for a proposed 675 lot single family residential subdivision:

- Section 6.03 – Maximum Block Length
- Section 6.03 – Maximum Cul-de-sac Length
- Section 7.16 – Lot Establishment Standards; Residential
- Section 7.21 – Open Space Standards; Residential
- Section 7.23 – Pedestrian Network Standards, Residential

DW-22-0037

Applicant: Ketchum Major Subdivision c/o Attys: Todd A. Leeth/Katie L. Kopf
Location: 625 West, Hebron, IN 46347 (Boone Township)
(South side of 1000 S. between 625 W. and 575 W.)
Zoning: RR, Rural Residential District
Request: To allow the following Design Waiver(s) for a proposed two (2) lot major subdivision:

- **Section 6.03 – Conventional Subdivision Standards and Effect on Development Standards:**
 - Minimum Perimeter Landscaping
 - Minimum & Maximum Block Length
 - Minimum & Maximum Cul-de-sac Length
 - Sidewalks/Perimeter Paths
 - Minimum ROW on Local Streets
 - Maximum Design Speed
 - Maximum Street Width
 - On-Street Parking
 - Minimum Tree Plot Width
 - Minimum Sidewalk Width
- **Section 7.05 – Access Road Standards; Residential Frontage Roads:**

The County of Porter, Indiana will provide reasonable accommodations to people with disabilities. We invite any person(s) with special needs to contact the Plan Commission office at 219-465-3540 at least 72 hours before the scheduled Plan Commission meeting to discuss any special accommodations that may be necessary.

- Proposed Lot 1: Access to C.R. 1000 South
 - Proposed Lot 2: Access to C.R. 625 West
 - **Section 7.16 – Lot Establishment Standards; Residential**
 - No interior street frontage
 - **Section 7.20 – Open Space Standards; General**
 - **Section 7.21 – Open Space Standards; Residential**
 - **Section 7.23 – Pedestrian Network Standards, Residential**
 - **Section 7.26 – Perimeter Landscaping Standards; Residential**
 - **Section 7.28 – Storm Water Standards**
 - To use water requirements from Appendix 111-2b (Minor Subdivision) instead of Appendix 111-2a (Major Subdivision)
 - **Section 7.29 – Street and Right-of-way Standards; Residential**
 - **Section 7.33 – Street Lighting Standards; Residential**
 - **Section 7.36 – Street Sign Standards; General**
-

Any other matters that may come properly before the Commission.

Robert W. Thompson, AICP
Director