

The regular meeting for the Porter County Plan Commission will be heard on Wednesday, the 27<sup>th</sup> of July 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: June 22, 2022
- C. Correspondence:  
**CASE: DW-22-0036 – GRAND OAKS SUBDIVISION**  
***Petitioners requested case be continued to August 24, 2022 meeting.***
- D. Business:

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### ZO-22-0038

Applicant: Duneland School Corporation, c/o Adam McAlpine  
Location: 50 West 900 North, Chesterton, IN 46304 (Liberty Township)  
Zoning: RR, Rural Residential District  
Request: Amendment to the Unified Development Ordinance to rezone a parcel of land from Rural Residential (RR) District to Institutional (IN) District.

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### MJ-21-0088

Applicant: Cyprus Estates Subdivision, c/o McMahon Associates  
Location: 48 West Division (Southeast corner of Division & CR 100 West), Valparaiso, IN 46385 (Morgan Township)  
Zoning: R1, Low Density Single-family Residential District  
Request: Primary plat approval for a two (2) lot major subdivision.

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### DW-22-0042

Applicant: Michael Holmes, c/o Radtke Engineering & Surveying, LLC  
Location: 3050 Anthony Drive, Valparaiso, IN 46383 (Washington Township)  
Zoning: I1, Light Industrial District  
Request: Design Waivers for the proposed Pratt Industries, Inc. – east side truck/trailer parking lot to vary

from the following:

- Section 5.24 – Landscaping; General Parking
  - A. Perimeter Plantings
  - B. Landscape Bumpouts and Landscape Islands
- Section 5.38 – Parking; Non-residential
  - A. Parking Lot Design

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**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

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**MJ-22-0017**

Applicant: Midwood Terrace Major Subdivision, c/o Ed Recktenwall w/ Olthof Homes  
Location: Northwest corner of 500 North & 175 West, Valparaiso, IN 46385 (Center Township)  
Zoning: R2, Medium Density Single-family Residential District  
Request: Primary plat approval for residential housing development of (184) lots.

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Any other matters that may come properly before the Commission.

Robert W. Thompson, AICP  
Director