

**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE**  
**February 1, 2023 – MEETING MINUTES**

LOCATION: County Administrative Center, Ste 205    TIME: 9:00 a.m.  
155 Indiana Avenue, Valparaiso IN

**MEMBERS IN ATTENDANCE**

Bob Thompson, Kevin Breitzke, Dan Boyd, Jim Polarek, and David Champion

**Also in Attendance:**

Kelly Cadwell and Monica Gee

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**CASE: DP-22-0083**

**Petitioner: The Hangar**

**Plan Preparer:** Tiemens Nagai Surveying

**Location:** 416 East Archer Way, Valparaiso, IN 46383 (Washington Township)

**Zoning:** I2, General Industrial District

**Acres:** 4.73

**Request:** Development Plan approval for a new 18,000 sq. ft. indoor baseball practice facility.

Dave Tiemens presented. He was joined by Tony Shields, owner and developer of the property. His property is located in Archer Industrial Park and is the end lot on a cul-de-sac. The project is going to have an indoor infield for practice with astroturf and four batting cages. This is strictly for practice. There will not be any games. Parking would be needed for employees and people practicing. There would not be general public groups there for games.

Bob Thompson – In September they were before the BZA. They received approval for a Use Variance to allow this use to be on the property. They also had some improved development variances.

Dave Tiemens - They got building setbacks approved. The required 40' was changed to 20' on the north, south and west sides of the property. The reason is to maximize the buildable area. Over half of the property is encumbered by drainage easements. The existing grade is the other reason for the setback request.

David Champion – The plan was reviewed against the previously submitted plans. The erosion sediment control plan was reviewed. They have already addressed the comments. He asked when they are going to break ground.

Tony Shields – The goal is the first week of March.

David Champion – He asked that he be notified a few days ahead of time so the erosion sediment control can be inspected. Make sure the Indiana #2 is in place.

Dan Boyd – They have submitted to Indiana Department of Health and he has received their Technical Data Sheet. He believes they have reviewed the design and given it approval for the septic design.

David Champion – Was the email sent sufficient for IDEM so they can move forward?

Dave Tiemens – As long as the County is ready to give any kind of documentation then all is ok.

Kelly Cadwell – She reviewed the parking numbers. They are short about 15 for the maximum. They do have space to add some if necessary.

Bob Thompson – No parking on the road. If this is sufficient, great. Lighting is LED.

Tony Shields – LED all the way through.

Bob Thompson – Recessed and pointed down?

Tony Shields – Yes.

Bob Thompson – You won't have any with swivel heads?

Tony Shields – Shoebox style outside and high bay lights inside.

Kevin Breitzke – The original plat shows borings that look like they are within the building footprint. Did you get more borings?

Tony Shields – Yes, they are in the northwest corner of the property.

Kevin Breitzke – Did they tell you that you would need perimeter drainage?

Tony Shields – No. No perimeter drainage.

Dan Boyd – As long as they keep the laterals shallow, they will not need a perimeter drain.

Kevin Breitzke - The Drainage Board was in charge of protecting Hutton Ditch. He would like to make sure the pond is checked and if there are any funds left with the Drainage Board that it gets used for cleaning the pond. Are there any swales on the south side?

Dave Tiemens – No. They added a storm sewer to accommodate some of the runoff that would pass through and go around the building.

Kevin Breitzke – He suggested staff look at the drainage to make sure it does not pass through to the south of the building but carries it to the west.

Dave Tiemens – The contours indicate it is going to wrap around.

Kevin Breitzke – Do you have any enclosure for your trash bin?

Tony Shields – No.

Kevin Breitzke – He suggested they have that.

Tony Shields – They do not have a dumpster. They have regular trash bins that will be put out for collection.

Jim Polarek – There is an existing road side swale. He wants to make sure that stays or is improved upon.

Dave Tiemens – That stays and will be re-seeded once they are done with construction.

Kevin Breitzke – Are you going to have pitching coaches work here too?

Tony Shields – There will be pitching, batting and individual coaches.

Kelly Cadwell – The two variances they got, the side yard setback was reduced to 20' and rear yard to 21'. They did a lighting plan. If there is going to be a sign, they need to get a sign permit.

**MOTION: Kevin Breitzke moved to approve CASE: DP-22-0083. David Champion seconded the motion and so approved with a 5-0 voice vote.**

Jim Polarek – Make sure the excavation team does not tear the road up as they are unloading. No stockpiling in the cul-de-sac.

Bob Thompson – You need to get all of your permits. Bring in your plans and approval from the State Fire Marshall.

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There being no further business, the meeting adjourned at 9:19 a.m.