

**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE**  
**February 16, 2022 – MEETING MINUTES**

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

**MEMBERS IN ATTENDANCE**

Robert Thompson, Kevin Breitzke, Mike Novotney, Rich Hudson, Kelly Cadwell, Matt Gavelek, and Monica Gee.

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**Case: DP-21-0059**

**Petitioner Trailyard, LLC**

**Location** 2551 Clifford Road, Valparaiso, IN 46385 (Center Township)

**Zoning:** CM, Moderate Intensity Commercial District

**Acres:** 3.7+/-

**Request:** Seeking approval for a purposed restaurant/bar, bicycle shop, and parking area.

Kevin Coros – McMahan and Associates - presented. This has gone through the review process. He has received a letter of conformance from Mike Novotney and Kelly Cadwell. He delivered a letter of response yesterday with some clean up items. They are doing a restaurant, bar and bicycle shop. They are proposing an existing residence be removed for a parking lot and storm water retention area.

Mike Novotney advised he feels this is a fantastic redevelopment project. The reviews are exhaustive. Staff makes sure everything complies with County standards. This project does comply. He is comfortable with recommending approval. The IDEM permit has been received.

Bob Thompson advised they need a demolition permit for the house. Along with that they have to close out the well. They should get state approved plans to the office. Get with the Health Department regarding food since there is a restaurant.

Kevin Breitzke discussed Clifford Road. It is not in good shape.

Matt Gavelek said the new entrance on Clifford Road is an improvement.

**Motion:** Mike Novotney moved to approve the land use plan for Case DP-21-0059. Kevin Breitzke seconded the motion, which carried on an unanimous voice vote.

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There being no further business, the meeting adjourned at 9:10 a.m.