

PORTER COUNTY PLAN COMMISSION
February 22, 2023

LOCATION: County Administrative Center, Ste 205 **TIME:** 5:30 p.m.
155 Indiana Avenue, Valparaiso IN

MEMBERS IN ATTENDANCE

Barb Regnitz, Brian Damitz, Bob Gilliana, Pamela Mishler-Fish, Greg Simms, Kevin Breitzke, Rick Burns, Luther Williams and Nikky Witkowski. Also present was Robert Thompson, Kristy Marasco, Kelly Cadwell, and Attorney Scott McClure.

Rick Burns called the meeting to order and led the pledge of allegiance.

New Business

MJ-21-0031: Arcadia Development LLC, c/o Todd LA. Leeth, Hoepfner, Wagner & Evans LLP

Project: Arcadia Major Subdivision

Location: Northwest corner of CR 50W and CR 700 N

Zoning: RR, Rural Residential District

Request: Primary plat approval for proposed 32-lot subdivision.

Rick Burns – He understands that this Petitioner has requested to have the case continued to the next meeting.

Todd Leeth – Yesterday he received word from the County staff that the Health Department has not received the revised plat. In March of 2022 they were before the Plan Commission and received 5 or 6 Design Waivers. The number of lots is now 27 from the 30 it was a year ago. Some of the lots have changed so the Health Department has to make sure the soil borings are properly located.

Motion: Kevin Breitzke moved to continue Case MJ-21-0031 until the March 22, 2023 meeting.
Barb Regnitz seconded the motion and so approved with a 9-0 roll call vote.

Business

Case: DP-22-0015

Applicant: Dr. Chip Pettit, Superintendent, c/o Adam McAlpine w/ McAlpine Consulting

Project: Liberty Intermediate School Improvements

Location: 50 West 900 North, Chesterton IN 46304 (Liberty Township)

Zoning: IN, Institutional District

Request: Development Plan for a new 57,000 square foot building addition and interior renovation. Additional work includes parking lot, drive aisle, sidewalk, bioswale, repaving work and athletic field improvement work with an athletic event parking lot.

Bob Thompson – The county has been holding a bond on this. It was approved by the Commissioners to rezone a parcel of land to the east for the parking lot. This case tonight is for the actual development plan approval. The Development Engineer, David Champion has prepared a letter stating they are meeting codes.

Adam McAlpine, 388 East 300 North presented on behalf of Petitioner. With him was Jim Burgraff, 8006 Aetna Street, Merrillville.

Adam McAlpine - They are here for final approval. The project is underway because of the bond.

Jim Burgraff – This is to increase the building capacity to about 1,000 students. It includes parking and drives along the east side of the building. Improvements to the parking on the north and west sides of the building. Some additional parking to the south of the school. Many improvements to the storm water drainage. The improvements inside are all renovations. They are on schedule. The first phase is a new administration office in the building. They moved in this week. They will have the project complete by next school year.

Luther Williams – He asked for clarification on the decel lanes.

Bob Thompson – They asked for waivers on that. There was a conflict with a power pole there.

Kevin Breitzke – He asked for clarification on the time frame.

Jim Burgraff – They will be complete by the beginning of next school year.

Kevin Breitzke – Is there a sign in front of the building that will need to be replaced?

Adam McAlpine – There is a sign there currently. He doesn't remember if that is slated for replacement.

Rick Burns – Is there going to be enough parking in the future.

Jim Burgraff – The capacity of the off road for cars is more than the number of cars that are anticipated for student drop off and pick up.

Motion: Kevin Breitzke moved to approve case DP-22-0015. Nikky Witkowski seconded the motion and so approved with a 9-0 roll call vote.

There being no further business, the January 25, 2023 meeting of the Plan Commission was adjourned.

Rick Burns, President

Attest:

Robert W. Thompson, AICP Director