

PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
March 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, and Mike Novotney

Also in Attendance:

Monica Gee, Kelly Cadwell and Rich Hudson

CASE: MI-22-0070

Petitioner: Nicholas Wrigley, Trustee / Wrigley Minor Subdivision Plan

Preparer: Abonmarche

Location: Adjacent to 280 West 1000 North, Valparaiso, IN 46385 (Liberty Township)

Zoning: RR, Rural Residential District

Acres: 9.53

Request: Primary plat approval for a proposed four (4) lot minor subdivision.

Stephen of Abonmarche presented. He was joined by Nicholas Wrigley – 280 West 1000 North. They are seeking primary plat approval for a four-lot minor subdivision. He believes they have met all of the requirements.

Kelly Cadwell – They have not requested any variances.

Mike Novotney – This has been reviewed and a finding of substantial conformance letter has been issued. Lot 4 is an existing single family residential home. The lots as platted appear to have a small “L” shaped lot. Will that become part of Lot 4?

Stephen – Yes.

Mike Novotney – Is a variance needed since they will have one driveway serving Lot 4 and one serving the other lots?

Bob Thompson – That is one of the things he is asking with the separation and the existing barn that is non-conforming.

Mike Novotney – There appears to be a ditch along the east property line. He is wondering about the history. Per the standards, if it is an active drainage ditch, he would like to see an easement. The standards require that.

Stephen – He does not know about that particular ditch but will look into it.

Mike Novotney – The existing house makes it difficult to do an easement from top of bank. He will work with him on the easement.

Dan Boyd – If you are going to do the easement it will subtract from the total useable acreage on Lot 3.

Mike Novotney – I’m thinking 20’ from top of bank.

Kevin Breitzke – He thinks it should be 25’ just to be consistent.

Dan Boyd – Is there going to be any master tile here?

Stephen – Yes. It flows to the ditch which goes to the north.

Dan Boyd – You could do above ground systems and not need drainage. You could do elevated sand mounds and not need drainage. If you are doing subsurface systems, you need drainage.

Stephen – Grade is 634.85 in the outlet invert and the upstream invert is 635.27 to service Lot 2 and Lot 3 for a potential perimeter drain.

Dan Boyd – The drains would have to be 3’ below trench bottom.

Bob Thompson – The existing pole barn on Lot 4 is fine. Rear yard setback is 15'. Drive separations is 100' along the road. The preference would have been one driveway to service all four lots. The way they show it can be done. It is going to have to have a private road number for the addressing. Lot 1 is going to be limited to accessing the private road. This is a local road.

Kevin Breitzke – Does 30' qualify for an easement width or does it need to be larger to qualify on CR1000.

Bob Thompson – It is 30' is by code unless they can abut to another parcel.

Kevin Breitzke – He suggested making it larger to avoid conflicts with the utilities. He recommends an easement along the swale. A mound might be more beneficial. The ditch might need to be cleaned out. Change the building line on the back when they do the final plat. He asked that they adhere to the details and have written agreements.

Rich Hudson – If it is on the secondary will a bond be required?

It will go on the primary plat along with the driveway.

Kelly Cadwell – Does this need an updated letter from the Health Department.

Dan Boyd – If they want to add it, he can do a letter.

Rich Hudson – He has seen them recorded after the fact.

Dan Boyd – He would like to see a profile of it. Or we could say they can only do mounds.

Mike Novotney – This is a four-lot project. He would like to see them move forward. Dan needs to see a construction plan for the master tile prior to secondary plat approval.

Kevin Breitzke – The key to him is to see it will work. They can say they are going to put one in but if it does not work, they might as well go to mound.

Rich Hudson – He suggested the case be continued until they see a lot of what the Board has asked for today.

Bob Thompson – He agrees with Rich. He does think that before Notices go out that a lot of the issues should be resolved.

MOTION: Kevin Breitzke moved to approve Case MI-22-0070 subject to minor changes: the building line, stormwater easement along east side consistent with staff recommendations, wider driveway easement, recalculation of useable acreage, details for “t” road and private road, if they do a master tile, they have to have a construction plan submitted prior to secondary plat approval. Dan Boyd seconded the motion. The motion failed with a 2-2 vote.

Petitioner can get all the information to staff and they will be put on the next Agenda.

There being no further business, the meeting adjourned at 9:34 a.m.