

PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
May 3, 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 – Absent, and Mike Novotney.

Also in Attendance:

Monica Gee, Kelly Cadwell and Rich Hudson.

Case: MI-22-0070 (Continued)

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.

Nicholas Wrigley presented. They have addressed the comments from last meeting.

Mike Novotney - He is ok with the easements. A Letter of Conformance has been issued.

Dan Boyd – He wanted a profile for the drain.

Mike Novotney – If the perimeter drain is going in, he wants to make sure it is going to work as intended. He had questions regarding what was shown on the plan.

Dan Boyd – If they put the drain in and it doesn't work, they can go to mound system with no perimeter drain needed.

Bob Thompson – Should sanitary sewer line be marked perimeter? What kind of material is it going to be?

Dan Boyd – Change the label of what is marked sanitary sewer.

Bob Thompson – Make sure the private drive is built to the correct width. At the curve it might be a little tight for emergency vehicles.

Kevin Breitzke – Change the sanitary sewer. There should be an agreement so they know who is going to maintain the private drive. He asked if there is a private road number? They should work with the Department to get a number. There is signage requirement.

Bob Thompson – They will have to talk to 911 regarding the number.

Kevin Breitzke – He would like to see more clarity on the Deed of Dedication.

Bob Thompson - There is an Agricultural Statement and an Agricultural Use Disclosure on it. That is double so one should be removed. Put in the driveway maintenance agreement.

MOTION: Mike Novotney moved to approve primary plat for the Wrigley Minor Subdivision.
Kevin Breitzke seconded the motion and so approved with a 4-0 vote.

CASE: MI-22-0057

Petitioner: Wallyo, LLC / Calumet-Edgewater Minor Subdivision

Plan Preparer: Abonmarche

Location: 598 N. Calumet Avenue, Valparaiso, IN 46383 (Center Township)

Zoning: R1, Low Density Single-family Residential District

Acres: 3.00

Request: Primary plat approval for a proposed one (1) lot minor subdivision.

Randy Peterson – Abonmarche presented. The parcel is a parcel already. It was created illegally. The Petitioner purchased it two or three purchases after it was created. He is selling it and found out it cannot be built on because it is an illegally created parcel. They are going through this process to clean this up. It is the same parcel and everything that was described in the Deed other than the right of way dedication along the front. Drainage calculations have been satisfied. Soil borings have been submitted. They have gotten a couple of variances that are listed on the plat. They are seeking primary plat approval.

Mike Novotney – Engineering issued a letter finding conformance with design and construction aka storm water and other public improvement standards. He has a question on the useable acreage.

Dan Boyd – It was the conservation easement. He thought that was something that was needed. There has been a discussion and it is clarified. He is good with it now. It has the useable acreage.

Kevin Breitzke – Since there is a conservation easement there is no issue. That ground is probably prone to wetland issues.

Rich Hudson – For the secondary plat you need to get the addressing. There is property to the north. He is not sure the 598 will work with any future development.

Kelly Cadwell – They will dig into the addressing when they get closer to the secondary plat approval.

MOTION: Kevin Breitzke moved to approve primary plat for the Calumet-Edgewater Minor Subdivision. Dan Boyd seconded the motion and so approved with a 4-0 vote.

There being no further business, the meeting adjourned at 9:18 a.m.