

**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE**  
**May 5, 2021 – MEETING MINUTES**

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

**MEMBERS IN ATTENDANCE**

Robert Thompson, Director  
Kevin Breitzke, County Surveyor  
Dan Boyd, Environmental Health Specialist  
Michael Novotney, County Engineer  
Adam McAlpine  
Kristy Marasco, Assistant Director  
Matt Gavelek  
Rich Hudson  
Monica Gee

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**Case:** MI-20-0054  
**Petitioner** Anthony & Kristen Cunningham  
**Replat of Lot 3 in Liberty Minor Subdivision 1921-A-1**  
**Location** 879 North Calumet Road, Chesterton, IN 46304 (Liberty Township)  
**Zoning:** RR  
**Acres:** 8.5 +/-  
**Request:** Primary plat approval, Replat of Lot 3 to allow one (1) additional buildable lot.

Bill Davies of Davies Land Surveying presented. Anthony Cunningham – 879 North Calumet, Chesterton, was also present. This was originally part of a minor subdivision. The Petitioner currently lives in the house on the south side of the property. They are building a new house and this property will be sold. The Cunningham family wants to keep the land in the family. They got a variance for a driveway on the north side of the lot. There were variances for existing buildings on the back side of the lot. These will be removed before construction starts.

Discussion: Mike Novotney reported the application has been reviewed. He asked about the existing land use on Lots 3A and 3B. Bill Davies replied it is grass. Mike Novotney asked for confirmation that the land is not cultivated. Mike asked for a continuance to verify the land use.

Dan Boyd reported they have done an onsite inspection. Kevin Breitzke stated the plat shows the land as cultivated. This needs to be confirmed or changed. It does change the drainage calculations. He also discussed the marking of rights-of-way. Matt Gavelek stated he has reviewed the site. Rich Hudson discussed responsibility of maintenance for drainage on the lot.

**Motion:** Mike Novotney moved to continue Case MI-20-0054 to resolve the outstanding questions regarding the storm water management report. Kevin Breitzke seconded the motion and so approved with a 4-0 vote.

**Case:** DP-20-0062  
**Petitioner** Mike Bieniek, AICP-Agent, c/o Louis Jr. & Diana Asher  
**Nexus – AT&T Mobility Wireless Telecommunications Facility**  
**Location** 264 West Division Road, Valparaiso IN, 46385 (Porter Township)  
**Zoning:** R1  
**Acres:** 18.42 +/-  
**Request:** Development plan approval to construct a wireless telecommunications service facility which will include a 195'-0" monopole tower with a 4'-0" lightning rod for a total height of 199'-0" along with support equipment.

Mike Bieniek – LCC Telecom Services, 10700 W. Higgins Road, Rosemont, IL presented. They were before the BZA in August. The address where the monopole will be located is 270 West Division, Valparaiso.

Discussion: Mike Novotney reported this has been reviewed. Adam McAlpine has signed a Finding of Conformance Letter. There are no further questions or concerns. Mike reminded the applicant when they get ready to break ground, they need to get an erosion control permit. Periodic inspections will be performed.

Dan Boyd reported the Health Department has no issues. Bob Thompson thanked them for setting the pole far off the road. He reminded them they need a building permit. They need to meet with the engineering department before they start. Kevin Breitzke asked about the height. Mike Bieniek replied they have submitted a fall zone letter showing 50%. The pole is not tall enough to require lights. Matt Gavelek reported the drive is shown less than required but he is ok with that. He wants them to make sure the radius match on the drawing. He reminded them they need a right-of-way permit. Mike Bieniek replied they have already received that permit. Kevin Breitzke asked about a generator and advised they need spill containment if they are using liquid gas. Rich Hudson discussed the easement and making sure it is recorded.

Motion: Mike Novotney moved to approve Case DP-20-0062. Matt Gavelek seconded and so approved with a 4-0 vote.

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**Case:** MI-19-0046  
**Petitioner** Arthur Mroz  
**Mroz Minor Subdivision**  
**Location** 424 West 700 North, Valparaiso IN, 46385 (Portage Township)  
**Zoning:** R2  
**Acres:** 15.8 +/-  
**Request:** Primary plat approval, three (3) lot minor subdivision

Duneland Group presented. Mike Novotney stated staff has reviewed the construction and post construction plans. A Letter of Conformance has been issued. Dan Boyd asked if all three are going to use the E-1 line. One house is currently on a septic system. If they go off the septic it will have to be properly abandoned. Bob Thompson went over the permits needed. All proper permits will have to be obtained prior to construction. There is a delineation and determination report for the wetlands. Kevin Breitzke asked if this is unincorporated and not part of the conservancy district. Mike Novotney replied that is correct. Matt Gavelek discussed the south part of Lot 3.

Nome road did not connect to the property line so there is not a turnout installed. When the County plows snow it looks like it will be plowed onto the driveway. This will have to be reviewed. It was suggested that the driveway be moved to 700 North and be a common driveway for all three.

Motion: Mike Novotney moved primary plat approval for the three-lot minor subdivision known as Mroz Minor Subdivision Case MI-19-0046. Kevin Breitzke seconded the motion and so approved with a 4-0 vote.

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There being no further business, the meeting adjourned at 9:31 a.m.