

PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
May 25, 2022 – MEETING MINUTES

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

MEMBERS IN ATTENDANCE

Robert Thompson, Director
Dan Boyd
Kevin Breitzke
Mike Novotney
Monica Gee

CASE: DP-22-0002

Petitioner: Burke's & Browns, LLC, c/o Chester, Inc.

Project: Burke's Outdoor World

Location: 745 West U.S. Highway 30, Valparaiso, IN 46385 (Union Township)

Zoning: CH, High Intensity Commercial District

Acres: 2.4 +/-

Request: Seeking Development Plan approval for construction of a new (21,125 sq. ft.) lawn and garden building with sales, service and parts.

Steve DeBold of Chester, Inc. presented. Burke's Lawn and Garden is on the north side of US 30 between CR 750 W and Joliet Road. This property has an existing building. There is a single-family residential home on the property and two garages. They are proposing a 21,000 sq ft lawn and garden building with sales, service and parts department. They will demo all existing structures on the site with the exception of keeping the existing entrance off US 30. There will be 22 parking spaces and a recessed truck dock on the north side of the building. The drainage will be conveyed to a proposed detention pond with a sediment four bay located on the south side of the property.

Discussion:

Bob Thompson went through the list of variances received from the BZA.

Mike Novotney has reviewed the project. He has issued a letter finding the project conforms to the storm water standards as well as design and construction standards. He is comfortable with approving the development plan presented today.

Dan Boyd has been looking over the plan. He has given a verbal "everything looks good". The existing septic tanks need to be properly abandoned. The wells also need to be properly abandoned. There is a required 10' separation from the wells and where the new septic will go. On the septic design, show the existing wells and put a 10' radius around them. Mark it "To Be Abandoned".

Kevin Breitzke asked if there is a formal application to abandon the wells. Dan replied they don't have an application they just ask for proof from a licensed well driller. He asked if they have complied with all of the setbacks. Bob Thompson replied they added a reduction in the front yard setback. Kevin asked if the building fits with this reduction. Bob Thompson replied yes. Kevin asked if it is in violation to have the parking in front of the building. Bob Thompson replied it is allowed. Kevin asked about the right of ways along CR 750. Steve DeBold said they have been widened and they are in agreement with it.

Bob Thompson asked to make sure the free standing sign is no longer going to be requested.

MOTION: Kevin Breitzke moved to approve case DP-22-0002 Burke's & Brown LLC subject to the acceptance of the well separation and septic approval of the Health Department. Dan Boyd seconded the motion and so approved.

CASE: MI-21-0091

Petitioner: Nielsen Jackson Township Properties, LLC c/o Arden Land Surveying, LLC

Project: Nielsen Minor Subdivision aka (Jackson 4.4 Acres Minor Subdivision)

Location: NW corner of CR 400 E & 700 N, Valparaiso, IN 46383 (Jackson Township)

Zoning: RR, Rural Residential District

Acres: 4.4 +/-

Request: Primary Plat approval for one (1) lot minor subdivision

Bill Arden presented. This is the remainder of the Nielsen Track after he sold off 37 acres to Crisman Sand. A couple of variances have been approved. A tree plan, grading plan and erosion control sediment plan have all been approved.

Mike Novotney has reviewed and issued a letter finding conformance with erosion sediment control and storm water management standards as well as design and construction standards. He has no issues with approving the primary plat. There were a couple of clean up items in the letter. Mike has not gotten through all of the resubmittal. He just asks that they be taken care of before secondary plat approval.

Dan Boyd stated there is useable acreage. He has no further comments.

Kevin Breitzke asked that the conservation drainage easement be shaded. Usually the applicant is required to put down useable acreage. Dan Boyd pointed out where it is on the plat.

Bob Thompson asked if Crisman Sand encroached on this property on the west side. Bill Arden said he believes there is a ridge and they are just on the other side. Bob Thompson clarified that Crisman knows where the lines are. Bob Thompson stated the Agricultural Use Statement is on the plat regarding noise. Because there is an operating sand mine up there and there is nothing that can be done about it, he would like to see something on the secondary plat that talks about the noise.

MOTION: Dan Boyd moved to approve case MI-21-0091 primary plat. Kevin Breitzke seconded the motion and so approved.

Mike Novotney stated he agrees with the mining operation disclosure. He wants the record to reflect the secondary plat should disclose that.

There being no further business, the meeting adjourned at 9:23 a.m.