

**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE**  
**June 15, 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  
Kelly Cadwell

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**CASE: MI-21-0065**

**Petitioner: Ledgemere Acres Minor Subdivision c/o Atty: William Ferngren**

**Plan Preparer:** Arden Land Surveying, LLC

**Location:** 1219 North 450 East, Chesterton, IN 46304 (Pine Township)

**Zoning:** RR, Rural Residential District

**Acres:** 31.81

**Request:** Primary plat approval for a proposed three (3) lot minor subdivision

Attorney Bill Ferngren presented. Bill Arden and Eric Smith joined him. The BZA granted them a variance for driveway separation. The lots all comply. It is three single families residential home sites. Lot 1 has an existing home. Lot 3 is where Eric and Tammy Shay are building their home. Bill Arden has been working with staff through this process. They are asking for primary plat approval today.

Mike Novotney issued a letter dated June 1, 2022 finding conformance with the County's erosion and sediment control standards as well as the design and construction standards. There were a few minor discrepancies with the submittal that he would like to see cleaned up prior to secondary plat approval as spelled out in that letter. He has no issue with approving primary plat approval.

Dan Boyd has gone over the plat. Soil mapping is on there. Useable acreage is on there. They have done on sites with the soil borings. The lots can support septic systems.

Bob Thompson asked about the residual area. A lot number has not been assigned since it is not buildable. Who is going to own the land? Eric Shay replied it will stay with Lot 1 in the Trust. Bob Thompson explained when this is all done, this area could be looked at by the Assessor as a Lot. This will create separate tax bills. He suggested it be combined with another lot. The same Trust owns the 70 acres to the north. It would be a good idea to combine the 70 acres with the 30 acres of residual. This would clean it all up. Attorney Ferngren stated he understands the concern. This started as being potentially four lots. It was suggested they will take the wording "residual parcel" off the plat. The Lot can be added to an adjacent lot.

Kevin Breitzke stated with residual lots there are always misunderstandings. Eric Shay explained the 70 acres will be sold to the Shirley Heinz Land trust.

The Highway Department recommends putting in a roadside ditch. There is a cross tube to the north of the plat. Mike Novotney explained that roadside ditch is shown on the plat.

**MOTION:** Kevin Breitzke moved to approve the primary plat for Case MI-21-0065. Mike Novotney seconded the motion and so approved.

Bob Thompson stated staff will send out certified letters. Once the green cards come back the citizens have 30 days to appeal the decision. The secondary plat can be submitted for review, but it will not be accepted until the appeal period is past.

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There being no further business, the meeting adjourned at 9:16 a.m.