

PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
August 16, 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:

David Champion, Kelly Cadwell and Monica Gee.

Case: DP-23-3

Applicant: JK Investment LLC, c/o Matt Rossman

Project: The Sanctuary at Eagle View

Location: Lots 21-25 on Sanctuary Drive, Valparaiso, IN 46385 (Center Township)

Zoning: R1, Low Density Single-family Residential District

Acreage: 0.21 acres

Request: Proposal for a five (5) unit building.

Matt Rossman - Crown Point, presented. He bought the property from Chesters. They replatted because the lot lines were inconsistent for the townhouses. Nothing else has changed.

Bob Thompson – this is the replat of lots 21-25.

Mike Novotney – The Agenda reads it is a proposal for a five-unit building. Is this the secondary plat to the replat that is being considered? Or is it approval for that and the building?

Kelly Cadwell – The administrative plat was already done.

Mike Novotney – So this is a development plan. Engineering did review the plans that were submitted. There really is no change from what was originally approved. Before moving to permit he has questions. This is in the Nature Works Conservancy District. He will need a Will Serve Letter from Nature Works saying they are ok with the plan. There is a storm sewer that will drain the driveway ramps to garages. There is no sizing on the plan. The road side ditch needs to be maintained. A way to do that is the pipe should not have to be very big. Rather than a straight pipe outfall, he would like to see a level spreader along the brush line so it is like a manifold that will spread the outfall. There is no detail on the plan showing the downspouts. He would like to see as many as possible go to the west and connect to the storm sewer.

Dan Boyd – Since this is being served by the Conservancy District, he has nothing to comment on.

Bob Thompson – Soil erosion measures need to be watched carefully.

Kevin Breitzke – With it being a Conservancy District you will need to know how much your permits and hookups cost. Sanctuary Drive is a private drive. The County has no responsibility for that. Watch the erosion. Neighbors are very watchful because it impacts them.

MOTION: Mike Novotney moved to approve the Development Plan for the Sanctuary at Eagle View Lots 21-25 contingent on Will Serve Letters for utilities. Seconded by Kevin Breitzke and so approved with a 4-0 vote.

Case: DP-2023-16

Applicant: Todd Martin Project: JKTM Investments - Storage Units

Location: 397 Pilot Drive, Valparaiso, IN 46383 (Washington Township)

Zoning: I1, Light Industrial District

Acreage: 1.49 acres

Request: Proposal for two (2) 4,800 sq. ft. mini storage units and one (1) 7,200 sq. ft. storage warehouse.

Todd Martin, Adam McAlpine and Bill Davies presented.

Todd Martin – This is vacant land.

David Champion – He reviewed the Appears to Conform Letter. The plans need to include the standard details. The Petitioner elected to complete the SWPPP and erosion plan later. There are details that need to be dealt with prior to issuing a permit.

Dan Boyd – The Petitioner has received specs from the State. He has no further comments.

Bob Thompson – Explain the 7,200 sq ft building. Is this temperature-controlled storage building?

Todd Martin – He is taking one bay and a friend is taking another. It is very low impact.

Bob Thompson – Any outside storage?

Todd Martin – No.

Kevin Breitzke – This soil is good. The building order has buildings 1, 2 and 3 but the plans seem to be different.

Todd Martin – Two buildings are identical. They are 40' X 120'. Those are the mini warehouses. Then there is the 60 X 120.

Kevin Brietzke – It does not appear there is a height issue.

Bob Thompson – The lighting will be recessed and not shining on the neighbors?

Todd Martin – Yes.

Motion: Kevin Breitzke moved to approve Case DP-2023-16 JKTM Investments – Storage Units. Dan Boyd seconded the motion and so approved with a 4-0 vote.

There being no further business, the meeting adjourned at 9:25 a.m.