

PORTER COUNTY PLAN COMMISSION

August 25, 2021

LOCATION: County Administrative Center, Ste 205 TIME: 5:30 p.m.
155 Indiana Avenue, Valparaiso IN

MEMBERS IN ATTENDANCE

Laura Blaney, Kevin Breitzke, Rick Burns, Brian Damitz (late), Bob Gilliana, Michael Mirochna, Luther Williams, and Nikky Witkowski . Bob Poparad was absent. Also present was Robert Thompson, Kristy Marasco and Attorney Scott McClure.

Rick Burns called the meeting to order and led the pledge of allegiance.

Motion: Kevin Breitzke moved to approve the minutes from the July 28, 2021 meeting as presented. Mike Mirochna seconded the motion and so approved with a 7-0 vote

New Business

Case: MJ-21-0030

Applicant: Turner Estates

Location: County Road 125 West South of CR 700 North in Liberty Township

Zoning: RR, Rural Residential District

Request: Approval of Primary Plat.

Randy Peterson of Abonmarche and Josh Turner were present for the Applicant. This parcel is 117.5 acres. The proposed development is 10 lots which will be 9-20 acres each. One will be retained by John Turner for his own house. The other 9 will be sold. They have gotten a lot of variances and design waivers. Most are related to the fact they could not use the minor subdivision because it has already been done in this area. The development has the minor subdivision feel to it. The project is going to conserve 22% of the woods located on the property. Staff has given a favorable recommendation to the project.

Public Hearing:

Seeing no one wishing to address the Board, Rick Burns declared the Public Hearing closed.

Discussion:

Michael Mirochna asked about the dotted lines on the plat. Randy Peterson explained these are easements. The one running east to west is a pipeline easement. The north to south easements are drainage easements. The water flow varies throughout the property.

Michael Mirochna asked what Mike Novotney has said about the storm water aspect of the project. Bob Thompson replied staff is ok with the project. He added that converting agriculture land to residential reduces runoff.

Michael Mirochna asked Josh Turner if the covenants have been developed. Josh replied they have. Michael Mirochna asked if property owners will be restricted as to what they can do as far as grass on their property. Josh replied most people he has talked to want to do eight acres of grasses.

Nikky Witkowski discussed the lot that is close to the easement. Randy Peterson confirmed there will be a culvert.

Motion: Michael Mirochna moved make a favorable recommendation to approve Case MJ-21-0030. Kevin Breitzke seconded the motion and so approved with an 8-0 vote.

Kevin Breitzke stated this might be a good place for buffalo grass.

Bob Gilliana asked about the November Plan Commission meeting. He asked if it would be the 17th. Bob Thompson discussed the schedule and replied the meeting will be sometime the first week of December.

Motion: Michael Mirochna moved to combine the November and December Plan Commission meetings and the date will be December 1st. Kevin Breitzke seconded the motion and so approved with an 8-0 vote.

ADJOURNMENT:

There being no further business, the August 25, 2021 Porter County Plan Commission meeting adjourned at 5:48 p.m.

Rick Burns, Vice-President

Attest: Robert W. Thompson, AICP
Director