

PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
September 1, 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
Mike Novotney
Kristy Marasco
Kelly Cadwell

Case: DP-21-0013

Petitioner: A Mulch Depot Storage Units c/o Kevin Corors with McMahon Associates

Location: 910 US Highway 30, Valparaiso, IN 46383

Zoning: I3

Acres: 13 +/-

Request: Seeking approval for the development plan.

Bob Thompson stated the Petitioner has received a Use Variance with the understanding that if the first three are successful, they will seek the proper rezoning.

Kevin Corors of McMahon Associates, presented for the Petitioner. He feels the Petitioner will be seeking the rezoning sooner than expected. This is located on the south side of US 30 between two railroad tracks. They are cold storage units. They are constructing three buildings with this zoning and will seek re-zoning later. They have submitted drainage plans and have received an ok from staff. There is a shared drive with AmeriGas.

Mike Novotney stated staff has reviewed the plans and find it to be in conformance with the County construction and post construction storm water management standards and design construction standards as well.

Dan Boyd asked if there is existing septic and well. Kevin Corors replied they have been using a porta-potty. There are no wells or septic that need to be abandoned.

Kevin Breitzke clarified the rule is if it is any type of well, not just a drinking well. He was assured there are no wells on the property. Kevin asked if there is any agreement with AmeriGas and his client. He does not believe there is. He has met with Kelly Cadwell regarding signage. Kevin suggested there be an agreement between the two regarding access. Kevin asked if there are railroad culverts along the property Kevin Corors replied there are no culverts under the tracks. Everything drains westerly to the south side of US 30. There are numerous ponds on the adjacent property.

Motion: Kevin Breitzke moved to approve the development site plan of Case DP-21-0013 contingent on an agreement between AmeriGas and the Petitioner for access to the property and removal of the abandoned buildings. Mike Novotney seconded the motion and so approved with a 4-0 vote.

Case: MI-21-0018
Petitioner: Gough Minor *East Subdivision* c/o Randell Peterson with Abonmarche
Location: North County Road 250 West
Zoning : R2
Acres: 12
Request: Primary Plat approval for (2) lot minor subdivision

Case: MI-21-0019
Petitioner: Gough Minor *North Subdivision*
Location: North County Road 250 West
Zoning : R1
Acres: 8
Request: Primary Plat approval for (2) lot minor subdivision

Case: MI-21-0020
Petitioner: Gough Minor *South Subdivision*
Location: North County Road 250 West
Zoning : R1
Acres: 14
Request: Primary Plat approval for (3) lot minor subdivision

Randy Peterson of Abonmarche and Laura Brown presented. Mr. Gough was present also. This property is 34 acres and comprised of three different parcels, each of which had a minor subdivision right available. They all work together. Staff has reviewed the drawings and the storm water department has reviewed drainage calculations and find all to be ok. Bob Thompson clarified deeds have been provided to the office for the lots.

Mike Novotney stated the engineering department has reviewed the projects and find them to be in conformance with the County construction and post construction storm water management standards and design construction standards as well. Any work within the right of way will need permits from the Highway Department.

Dan Boyd stated Lot 1 is under 1 acre of useable. Randy Peterson advised that has been revised. Dan stated he will need a letter from John McQuestion stating he re-delineated the land and it is now 1.27 acres of useable land.

Kristy Marasco stated the variances received when heard before the BZA Hearing Officer were: East – sanitary and water connection variance, and two driveways. North - variance of one driveway for five homes and variance from sidewalks along the county road.

Kevin Breitzke asked how far they are moving the common line. Randy Peterson explained they are not moving the common line. John McQuestion re-delineated the soil types. County Code requires a shared driveway to be built to county codes with a 60' easement. A variance obtained in front of the BZA Hearing Officer, asked that the requirement be reduced to 30' to keep it as a private road to service the five houses as a minor subdivision standard. All homeowners must sign a commitment to maintain the shared driveway. The driveway maintenance agreement will be on the secondary plat.

Motion: Mike Novotney moved to approve Case MI-21-0018, Gough Minor **East** Subdivision for primary plat approval, contingent on Dan Boyd and the Porter County Health Department receiving the additional information from Soil Solutions, Inc. regarding the useable soil. Kevin Breitzke seconded the motion and so approved with a 4-0 vote.

Motion: Bob Thompson moved to approve Case MI-21-0019, Gough Minor **North** Subdivision for primary plat approval. Kevin Breitzke seconded the motion and so approved with a 4-0 vote.

Motion: Kevin Breitzke moved to approve Case MI-21-0020, Gough Minor **South** Subdivision for primary plat approval following the provisions from the Hearing Officer hearing. Bob Thompson seconded the motion and so approved with a 4-0 vote.

Bob Thompson stated staff will send out notices and advertise. Once the green card 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.

There being no further business, the meeting adjourned.