

PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
September 6, 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, Jim Polarek, and Mike Novotney.

Also in Attendance:

David Champion, Kelly Cadwell, Rich Hudson, and Monica Gee.

Case: MI-2023-19

Applicant: Stanley Igras

Project: Turner Minor Subdivision

Location: 270 & 273 West 550 North, Valparaiso, IN 46385 (Center Township)

Zoning: R2, Medium Density Single-family Residential District

Acreage: 9.85 acres

Request: Primary Plat approval, two (2) lots.

Dave Tiemens – Tiemens Land Surveying, presented. Also present was Stanley Igras. Lot 1 has a house and barn on it and existing driveway. They want to divide this into two pieces so the daughter and son-in-law can build a house in the back and use the existing driveway. And an ingress egress easement placed on top of it. The existing house has septic and well. They propose septic and well on the new lot as well. They looked into using utilities and the cost outweighed the cost of an onsite system. They also looked into obtaining an easement through Mystic Springs but were not able to do so. They got five variances in June for development standards.

Mike Novotney – Engineering has reviewed the project. They found conformance with the County’s engineering and construction related standards. He asked staff if they are good with the separation distance between the intersection of the private road and Glenwood Drive.

Kelly Cadwell – They are ok with it.

Mike Novotney – The line of site should be open. Was an intersection site analysis done? When they get to secondary plat there should be dedication language for the ingress and egress for the right to use and address maintenance.

Dan Boyd – There have been soil borings. Everything looks good to him.

Bob Thompson – What are the two addresses of the house?

Stanley Igras - 270 & 272 West 550 North, Valparaiso.

Dave Tiemens - Those are existing addresses. The second lot already has an address.

Bob Thompson – There could be a problem with secondary plat. 911 usually does not allow a dashed house number. They usually require a private road number and then house numbers.

Dave Tiemens – He is not sure it is a dashed number. It may be just 270 and 272.

Kevin Breitzke – He discussed public utility versus private. The County requires proof of the cost to go public. He suggested they look at public water a little more closely. Wastewater is extremely high.

Dave Tiemens – They attempted to get easements from Mystic Springs but were unable to do so.

Kevin Breitzke – Make sure the driveway covenants and requirements are recorded for future purchasers of the lots.

Mike Novotney - They will not approve secondary plat without necessary dedication and maintenance agreement for the driveway.

Jim Polarek – His only issue was making sure there is a maintenance agreement.

Kevin Breitzke – Be mindful that a school bus will not go down a private drive. Stopping on 550 to pick up kids is not ideal. They should talk to staff about having a small pull off for this.

MOTION: Jim Polarek moved to approve Case MI-2023-19 for primary plat approval. Dan Boyd seconded the motion and so approved with a 5-0 voice vote.

Mike Novotney - Kevin made some comments regarding serving the property with public utilities. Is that answered for you Kevin? Wasn't that one of the variances?

Bob Thompson - R-2 requires them to look into it.

Kelly Cadwell - They did provide a report. It did exceed the cost.

Bob Thompson – Now that primary plat is approved, he will send out letters to adjoining neighbors. If anyone wants to appeal this decision, they have 30 days to do so. Petitioner can submit a secondary plat to start reviewing if they want. But no action can be taken until 30 days after the letters have been mailed.

Case: MJ-20-0030

Applicant: Nancy Lee

Project: Lee Major Subdivision

Location: Northeast corner of 250 West & 550 North, Valparaiso, IN 46383 (Center Township) Zoning: R2, Medium Density Single-family Residential District

Acreage: 13.61 acres

Request: Informal review, primary plat for the proposed eight (8) lots off of 250 West and two (2) lots off of 550 North.

Chuck Parkinson presented on behalf of Nancy Lee. Scott S. of Duneland Group was also present. They are here for an informal review of a proposed subdivision. There will be eight driveways off 250 West. That Standard Variance has been approved by the Plan Commission. One lot has an existing drive off 550 North. The second lot will have a limited driveway access off the existing drive. Lot 2 has a shed which will be taken down before construction. Lot 1 has an existing structure. This has been approved for water and sewer. They have had storm water management plan presented and approved. SWPP has been deemed conforming.

Mike Novotney – Engineering has found conformance of the construction plan and supporting engineering analysis with Porter County's storm water standards. The drainage board has committed to taking over maintenance responsibility of the infrastructure once those reach substantial completion. The last review was October of last year. There were outstanding comments and questions regarding changes. He asked if David Champion has reviewed. He asked that the latest plans of August 2, 2023 been reviewed and make sure nothing is deviated from what was previously approved.

Dan Boyd – He confirmed Aqua is serving this project. Water is from Indiana American Water.

Bob Thompson – Do you have a detailed cross section of the road for 250 W.

Scott S – They were doing it to County standards. It is shown on Sheet 8.

Bob Thompson – You are moving a utility pole.

Scott S - Yes. They have talked to NIPSCO.

Kevin Breitzke – Has there been a resolution to the right of ways on the north end? He thought there was an investigation into acquiring that.

Chuck Parkinson – That was not dedicated. It is the access for the parcels to the north and west. It is the only missing right of way link. If the County does not have the right of way who is responsible for the maintenance of that portion of the road?

Kevin Breitzke – So do we continue to pursue that right of way as the County. The next question is where will trucks and buses turn around?

Jim Polarek – There is a school bus turn around. He showed its location.

Kelly Cadwell – Staff did not reach out to homeowners to see if they want to dedicate the 30' right of way that will be dedicated.

Bob Thompson – The developer will be improving the east side.

This will be on the October Plan Commission Agenda for approval.

There being no further business, the meeting adjourned at 9:32 a.m.