

**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE**  
**September 15, 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  
Dan Boyd  
Mike Novotney  
Kristy Marasco  
Rich Hudson

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**Case: MI-21-0040**

**Petitioner: Shine Ridge Minor Subdivision c/o Kevin Coros (McMahon Associates, Inc.)**

**Location:** 348 East 600 North, Valparaiso, IN 46383 (Jackson Township)

**Zoning:** RR

**Acres:** 50 +/-

**Request:** Primary plat approval for a 4 lot minor subdivision.

Doug Homeier of McMahon Associates, presented for the Petitioner. Also in attendance was Matt Palm, owner of the property. They are looking for a favorable recommendation of the primary plat. They have the required waivers. They will take care of the culverts under the driveways as requested by Mike Novotney.

Mike Novotney stated staff has reviewed the projects and on September 13<sup>th</sup> issued a Letter of Substantial Conformance. He has no issue with approving contingent on a few items to be corrected before permits for land development activities are issued.

Dan Boyd has reviewed. There is an acre of useable land for septic and well.

Bob Thompson stated he sees the variances that were granted. He asks that the driveways be grouped together or keep them as far away as possible.

**Motion:** Mike Novotney moved to approve the primary plat for Shine Ridge Minor Subdivision. Dan Boyd seconded the motion and so approved with a 3-0 vote.

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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**Case:** DP-21-0047  
**Petitioner:** Wheeler High School Addition  
**Location:** 599 West 300 North, Valparaiso IN 46385  
**Zoning :** IN  
**Acres:** 32 +/-  
**Request:** Development plan approval for an addition to the West end of the existing fieldhouse and accompanying site work.

The Civil Engineer, Architect and Superintendent of the School Corporation – John Hunter – presented. They are proposing a 10,000 sq. ft. addition to the field house. Storm water detention is being handled. They are going to detain on site.

Bob Thompson added they are not adding any staff therefore parking is sufficient.

Mike Novotney has received a resubmittal. He has reviewed most of it. He asked about the construction timeline. He proposes approving of the application for development plan contingent on them satisfying a few remaining questions regarding storm water calculations.

Dan Boyd asked if this will affect White Oak Conservancy in any way. They have talked to White Oak and there are no issues. The project is not on a septic so Dan has no concerns.

**Motion:** Mike Novotney moved to approve the application for Development Plan for the Wheeler High School addition contingent on satisfying any remaining questions or comments he may have in his engineering review letter #2. Bob Thompson seconded the motion and so approved with a 3-0 vote.

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There being no further business, the meeting adjourned.