

**PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
November 15, 2023 – MEETING MINUTES**

LOCATION: County Administrative Center, Ste 205 TIME: 9:00 a.m.
155 Indiana Avenue, Valparaiso IN

MEMBERS IN ATTENDANCE

Mike Novotney, Kevin Breitzke, Dan Boyd, Jim Polarek, and Kelly Cadwell.

Also in Attendance:

David Champion, Monica Gee and Rich Hudson.

Cass: ZO-2023-37

Applicant: Boys & Girls Club – Greater NWI, c/o DVG Team Inc.

Location: North of 723 Long Run Road, Valparaiso, IN 46385 (Portage Township)

Zoning: R2, Medium Density Single-family Residential District

Request: Informal Review, rezone parcel(s) of land from (R2) Medium Density Single-family Residential District to (IN) Institutional District for proposed expansion and renovation for the South Haven Boys & Girls Club.

James Huss, DVG and Max Rejeski, DVG presented. The Boys and Girls Club is planning to make some minor expansion and building improvements. They intend to add parking on the north of the existing lot. They have purchased the two lots; they are asking to have rezoned. Those two parcels will be used to provide for the initial parking, storm water detention and provide the Boys and Girls Club with some usable green space.

Kelly Cadwell - Review of rezones is being implemented back into the process. During COVID it had been eliminated. This rezone is to allow a small expansion to the building and an expansion to the parking with an enclosure for the dumpster.

Kevin Breitzke – He clarified that the address is Long Run Road and not Long Lake Road.

Kelly Cadwell – The site goes from a 1.25-acre parcel to 3.5 acres. The entire parcel will be zoned IN.

Jim Polarek – Cherry Field, is that being divided in half or are they getting the whole parcel. Will there be an entrance off of Cherry Field?

James Huss – They are purchasing the entire parcel and there will not be an entrance on Cherry Field.

Jim Polarek – There will be a new entrance off Greendale Drive?

James Huss – Correct.

Jim Polarek – He has no issues as long as they are not going to use Cherry Field Drive for a back entrance.

Mike Novotney – Is that a condition the Highway Department would like to see passed as part of the rezone?

Jim Polarek – They have an entrance on Long Run and Greendale. Just so they do not have one on Cherry Field.

Mike Novotney – Would the Boys and Girls Club have a problem with committing to not using Cherry Field for an entrance?

James Huss – He will discuss it with his client.

Kevin Breitzke - People come back and say the County has to build the extension. The County has not to date, and he does not think it will happen. They are in good shape with access. Is there a plan for lighting?

James Huss – It is shown on the plans.

Kevin Breitzke – A rezone will typically ask for a limitation on the uses. They should review this with staff.

Mike Novotney - Are you aware of the lighting requirements?

James Huss – Yes. Photometrics will be submitted.

Kelly Cadwell – They are not allowed to submit a Development Plan Application until they have gone through the rezone.

Mike Novotney – Has there been any outreach to the neighboring community to take the pulse of what their concerns might be?

James Huss – Not that he is aware of.

Mike Novotney - Suggested they be ready to answer questions at the Plan Commission regarding light, noise, traffic etc. He also suggested they be ready to answer questions regarding standards and how they will meet them.

Dan Boyd -They are on sewer, so he has no further comments.

Mike Novotney - This is an informal review so it needs no action from this Board. Once it is heard at the Plan Commission, it goes to the Commissioners who have two hearings on it. This puts the rezone after the first of the year.

Mike Novotney – Will you have over one acre of disturbed land? If you are over one acre you will need a Rule 5 for erosion and sediment control.

There being no further business, the meeting adjourned at 9:19 a.m.