

**Town of Porter
Plan Commission
Meeting Minutes
March 30, 2011**

A. The meeting was called to order at 7:32 p.m.

B. Pledge of Allegiance

C. Roll Call / Determination of Quorum

Present: Mrs. Bollinger, Mr. Keiser, Mr. Eriksson, Mr. Timm, Mr. Stinson, Mr. Elwood
and Mr. Bell

Absent: none

Also present were Mr. Lyp, Mr. Mandon (delayed) and Mrs. Mitchell

D. Consideration of Minutes of Previous Meeting

None

E. Audience Participation

None

F. Old Business and Matters Tabled

None

G. New Business

None

H. Preliminary Hearing

None

I. Public Hearing

Gateway to the Indiana Dunes, SUB Area Plan, SHE

Mr. Monroe read into the record a letter from Eugene Chemma. The gentleman listed six questions that he has regarding the Gateway Project. He also had four additional suggestions/guidelines for the Gateway Project. Mr. Monroe addressed each of the questions and gave a brief explanation with his answers.

Public Hearing was opened at 7:38 p.m.

- Jennifer Klug, 302 Lincoln Street, read a letter into the record.
- Mitchell Peters, president of the Indiana Dunes Tourism Board, spoke in favor of the Project.

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- Rita Newman, 315 Franklin Street, listed what she believes are some errors regarding the history mentioned in the Project.
- Brandt Baughman, Indiana Dunes State Park property manager, spoke in favor of the Project.
- Heather Ennis, executive director of the Chesterton Chamber of Commerce, spoke in favor of the Project.
- Sandi Snyder, 860 Quail Ridge Drive, spoke in favor of the Project.
- Al Raffin, 451 Waverly Road, spoke in favor of the Project. He does have some concerns about traffic and does not want to see the taxpayer bear the financial burden.
- Bill Cantrell, Porter Storm Water Board Member, has some concerns about the Project.
- Erik Wagner, believes the Project needs to slow down.
- Jeremiah Mitchell, 180 East Oak Hill Road, spoke in favor of the Project.
- Elka Nelson, 111 Duneland Drive, does not believe this is the best plan for Porter.
- LeAnn McCrum, 1062 Jean Baptiste Drive, spoke in favor of the Project.

Public Hearing was closed at 8:12 p.m.

Mr. Lyp read a letter into the record from George Radecki, Bill and Paulette Jackson, Bill Jackson, Jr., and Louis B. Gonzalez.

Mr. Eriksson is concerned about the traffic. He is also concerned about the lack of parking and who is going to bear the financial burden.

Mrs. Bollinger asked Mr. Mandon to address the question of the traffic, etc. He stressed the importance of the need for a master plan (concept) for this property.

Mr. Monroe addressed the concerns brought up during the Public Hearing.

Mr. Stinson mentioned that he disagrees with Mrs. Bollinger and does want to know where the money is coming from for this Project.

Mr. Elwood gave his recommendation that the Plan Commission adopt this Project.

Mr. Keiser mentioned that this Project is a plan. He believes the Commission needs to go forward with this Project.

Mr. Bell asked several questions about the financing of the Project. He wants to know where the budget is and if the Town will become joint owner in a development. He had several questions about TIF district money. There was much discussion at this point between the Plan Commission members, council, Mr. Mandon and Mr. Monroe.

Mr. Mandon mentioned that if the Plan Commission does not like the land uses proposed in this Project, the Plan Commission should not move forward.

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Mr. Elwood mentioned that he feels that by adopting this plan, progress will be made. And, it is important to show progress to receive future funds from the state.

Motion to send this petition to the Town Council with favorable recommendation was made by Mr. Keiser, second by Mr. Elwood. Motion failed 3 – 3 – 1.

Mr. Stinson – present
Mr. Keiser – yes
Mrs. Bollinger – yes
Mr. Eriksson – no
Mr. Timm – no
Mr. Elwood – yes
Mr. Bell – no

Motion to table until April 20 meeting was made by Mr. Timm; second by Mr. Stinson. Motion passed 6 – 1.

Mr. Stinson – yes
Mr. Keiser – yes
Mrs. Bollinger – yes
Mr. Eriksson – yes
Mr. Timm – yes
Mr. Elwood – no
Mr. Bell – yes

Mr. Stinson, Mr. Timm, Mr. Eriksson, and Mr. Bell have questions that they want answered by the next meeting. Mr. Monroe and Mrs. Bollinger are going to work together to make sure the questions are answered.

J. Finding of Fact

None

K. Comments from Plan Commission Attorney

L. Comments from Plan Commission Secretary

None

M. Adjournment

Motion to adjourn the meeting was made by Mrs. Bollinger. The Commission stood in adjournment at approximately 9:45 p.m.

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Lorain Bell
Chairman

Kara Mitchell
Secretary