

**Town of Porter
Plan Commission
Meeting Minutes
August 18, 2010**

A. The meeting was called to order at 7:30 p.m.

B. Pledge of Allegiance

C. Roll Call / Determination of Quorum

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

Absent: None

Also present were Mr. Lyp, Mr. Mandon, and Mrs. Mitchell

D. Consideration of Minutes of Previous Meeting

Motion to accept the July 21, 2010 meeting minutes was made by Mr. Stinson; second by Mr. Bell. Motion approved via voice approval 7 – 0.

E. Audience Participation

None

F. New Business

None

G. Old Business and Matters Tabled

None

H. Preliminary Hearing

Application for Plan Unit Development Concept Approval made by the Porter Redevelopment Commission c/o Bruce Snyder for the development known as The Brickyard (PC-04).

Bruce Snyder, President of the Redevelopment Commission, addressed the Plan Commission. Mr. Snyder mentioned that the RDC is committed to making the Town of Porter a better place to live. The RDC bought the subject property with the instruction to develop the land to continue with the existing grid of Downtown Porter.

A. J. Monroe further explained to the Commission the concept of The Brickyard. The goal of this development is to have a positive impact to the Downtown of Porter both residentially and commercially. Mr. Monroe addressed some questions that TAC raised at their meeting. The homes would be limited to two stories. The plan for the development is that most of the homes be owner occupied. The open space will be maintained by a POA or the Town – they are open to options. They plan to do more engineering work

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before they come back for preliminary approval. He also mentioned that they would like to use a lot of brick in the building because of the developments name sake.

Dave Croft, Bonar Group spoke to the Plan Commission concerning the engineering of the property.

Mr. Eriksson asked about the soil. It is sandy soil.

Mr. Elwood asked if the existing sewers were capable of accommodating the development. Mr. Monroe stated that this project would lag behind the current work being done by the Town.

Mr. Bell asked if the right of ways would change on Sexton and Beam. Mr. Monroe stated that a study would be conducted to see what type of impact the traffic would have on Beam and Sexton. He also asked about on-street parking. Mr. Monroe stated that there would be on-street parking.

Mr. Mandon wanted to mention that the assisted living center "skews" the density number. He also mentioned that parking on the street is usually a deterrent of speeding.

Mr. Monroe mentioned that the intention of the elderly assisted living center is for elderly folks needing physical assistance, not financial assistance.

I. Public Hearing

Application for Subdivision Approval made by Mike C. Smolios for the property located at 240 Howe Road in Porter (PC 10-03).

Attorney Greg Babcock addressed the Plan Commission as representative of his client, Mr. Smolios. He wanted to make two things clear 1.64 lot acreage and that the subject property is to the left of his front door.

Public Hearing was opened at 7:37 p.m.

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

Mike Smolios stepped to the podium to answer questions. Mr. Bell asked if the current existing shed will be taken down. The applicant then informed the Commission that the shed will be taken down. Mr. Eriksson asked about the door height. It will be 12 feet. It will be a "Pole Barn" type building.

Mr. Mandon wanted to make it clear that the application is just to get approval for the lots to be joined together.

Mr. Keiser asked if there is a tap on lot 15. The applicant was unsure.

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Motion to approve the application for Subdivision Approval contingent upon a letter being signed by the applicant stating that the existing shed will be taken down upon completion of the new building was made by Mr. Bell; second by Mr. Eriksson.

Mr. Bell – yes
Mrs. Bollinger – yes
Mr. Eriksson – yes
Mr. Elwood – yes
Mr. Stinson – yes
Mr. Timm – yes
Mr. Keiser – yes

J. Finding of Fact

None

K. Comments from Plan Commission Attorney

None

L. Comments from Plan Commission Secretary

None

M. Comments from the Town Engineer

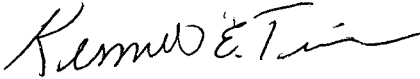
Mr. Mandon passed out the Invasive Species Control Ordinance to the Plan Commission members. He highlighted what the ordinance will do.

An expert in the National Dunes Area came up with this list of illegal plants.

Motion to set this ordinance for Public Hearing was made by Mr. Stinson; second Mrs. Bollinger. Motion passed via voice approval 7 – 0.

N. Adjournment

The Commission stood in adjournment at 8:55 p.m.



Ken Timm
Chairman



Kara Mitchell
Secretary