

**Town of Porter  
Plan Commission  
Meeting Minutes  
November 20, 2019  
5:30 p.m.**

- A. Meeting was called to order at 5:31 p.m.
- B. Pledge of Allegiance
- C. Roll Call/Determination of Quorum  
Present: Mr. Eriksson, Mr. Spanier, Mr. Craig, Mr. Phillips, Ms. Duffie,  
Mr. Wagner, Ms. Madigan showed up after roll call  
Also, Present: Ms. Frost, Ms. Sufana, Mr. Mandon, Mr. Barry
- D. Quorum-There are enough present for a quorum.
- E. Consideration of Minutes from October 16, 2019 meeting  
Mr. Phillips made a motion to approve the minutes from the October 16, 2019 meeting,  
Ms. Duffie seconded. Motion approved 6-0.
- F. Audience Participation-Debbie Rajsic, 131 Detroit Ave, wants to thank street  
department for road paving but there is still 3 dead end streets that have no paving.  
Mr. Barry states they will be done in spring.
- G. Old Business-Draft Ordinance on Use Variance-Mr. Mandon suggest going over this at  
the end of public hearing. Commission agrees.
- H. Site Plan Approval-Anderson Trucking PC 19-07-Scott Follett and Scott Fuller from ATS  
Trucking are requesting a site plan approval for the property on Us Hwy 20 between  
Shelton fireworks and the little TA truck stop. They are looking to build a facility for  
their trucks and repairs.  
Mr. Spanier asked if they are going to be closing the access road for the truck stop. ATS  
replied no they are not.  
Mr. Craig made a motion to approve the site plan approval contingent upon the rezone  
of the property, Ms. Duffie seconded motion.  
Motion passed 7-0.
- I. Preliminary Hearing-Anderson Trucking Rezone PC 19-06, change from a B-3 PUD to I-1  
Light Industrial. Light industrial is more restrictive than a B3.

Mr. Wagner made a motion to set to public hearing at December 18 meeting, Ms. Madigan seconded motion.  
Motion passed 7-0.

- J. Public Hearing-Indiana Land Trust PUD PC 19-04-Don Weiss, President, Weiss Entities, is looking to do plan unit development on the property on Hwy 20 which is now the old waterpark. Also speaking will be Richard Anderson, attorney for Weiss Entities, and Randy Peterson, engineer from Abonmarche.

Richard Anderson, 9211 Broadway, Merriville, the current owner of the property is White Stallion, LLC and the current zoning is a B3. They are asking to change it to multifamily residential PUD so they can redevelop property. They will have a maximum 318 units, done in two phases with 240 in first phase. And 72 in the second phase. They will be luxury apartments with market rents, ground floor will be for parking. It will have 3 types of buildings, a clubhouse, pool and other amenities. There will be two entrances one off of Hwy 20 and the other off of Waverly. PUD zoning requires that once a plan is approved that is what is allowed to go there. They will also need three provisions for modification of zoning code. First, height of building asking for is 56' our zoning ordinance is 50'. Second, there parking ratio is 1.79 to 1 our ordinance states 2 to 1. Lastly, rear yard setback line to north maintenance building to 10' from property line and the big building to 18' from property line. The town ordinance is a 35' from property line.

Randy Peterson, Abonmarche, surveyor of record, the sanitary sewer runs along Waverly Rd. The development will be going to the one on the south side of road. They will have to put in a lift station on the property. Secondly, drainage there are two points of discharge one northwesterly to Waverly and one southerly to Hwy 20 to Munson ditch. Everything has been laid out to Porter County standards. There will be four detention basins on site. Two of them will be wet and two will be dry. Stormwater will be managed internally on site.

Mr. Peterson handed board a letter from INDOT stating they have an improvement project starting next year in that area.

Don Weiss comments quality and importance follows up with the property in Valparaiso. There will be less area of asphalt, within reason less is more. Vast improvement to what is there now. Clubhouse will be like a resort style amenity. We believe the whole community will be accepted. This is a \$35,000,000 investment he thinks the Town of Porter will be proud to have this type of project near rail.

Public hearing opened 6:10 p.m.

Eugene Chemma, 1655 Fleming, in favor. He thinks the drainage should be fine when they put in what they say they are. The parking ratio is fine.

John McMahon, 10 Knoelke, in favor. This development will probably be similar to the one in Burns Harbor and they make the turn lane work.

Britt LaBerge, 155 Burwell, neither in favor or opposed. They would ask Plan commission to put on conditions to lights and sounds, deter trespassing, and help maintain backyard privacy for the residents of Burwell.

Ester Slack, 700 Waverly, speaking for her parents at 1395 Waverly, their main concern is flooding. Is the stone wall going to remain or is it gone? Secondly, will the development be on well or city water? Lastly, is the development going to all the way to stone wall?

#### Opposition

Audrone Ambrozaitis, 1560 Clark, looking at town zoning map the town is R1 single family homes. Doesn't understand why we are going to R4. If you reduce parking ratio where are they going to park. Why can't we look at something with less density? It doesn't fit in with our neighborhood.

Larry Starett, 30 W Burwell, great disappoint with sound system. Apartments are transient people who don't plan on staying. Concerned on impact on site of everything and the traffic.

Laurie Frank-Polz, 51 Detroit Rd, appreciates the quality of development but she doesn't think it fits in with our area. She also has traffic concerns.

Jennifer Klug, 200 Franklin St, she wishes the area would remain business zone so we can bring businesses in the area. What are the leases going to be are they going to be like an Air BNB? She urges all officials in this town to take caution as to what white Stallion has done to community.

Bob & Debbie Rajsic, 131 Detroit Rd, traffic is a bad thing in that area. The idea is a great idea just a wrong place. The roads were not built for that much traffic.

Robert Seferis, 102 Knoelke Dr, he thinks 300 + units is going to be too taxing on the community. 12" sewer main for 300 residents needs to be at least 24".

Robert & Sandy Setlik, 945 Waverly Rd, doesn't fit into community at all. There will be an added burden on police and fire services and who pays for that. Traffic is getting busier every year.

Judith Chemma, 1655 Fleming Rd, we have to look at whole picture at what it is going to cost the people that are here. Agrees it is a little bit too much.

Jack Garzella, 167 Fieldstone, moved here because it was small town America. How is it going to affect Summertree? Are all those people going to be allowed to get a beach permit? Concerned with safety.

Diana Shook, 216 Summertree, thinks the project is great but not for our area.

Daniel Martens, 1355 Dune Meadows, when you take a development like this, when they don't have businesses within walking distance, will bring property values down. They might be luxury today but over the years will be slums.

Jim Burke, 135 Pheasant Run, concerned with storm water runoff. When water has nowhere to drain where will it go? More concrete and more asphalt means more drainage.

Robert Kuna, 151 Dune Forest Trl, site is vacant and has to be developed. The density is over if smaller it is workable. There are options and you should look at all options to take care of the needs of town people.

Mary Ann Becich, 115 E Oak Hill Rd, why are we being used as a Rent a Porter? We already have rental property in our area. Notice there was ground breaking, is it a done deal?

Al Lopez, 115 E Oak Hill Rd, there is nothing wrong with the development but why not townhouses, people take better care when they own than when they rent.

Bob Kenney, 140 E Oak Hill Rd, Traffic is backing up on Oak Hill Rd now. People fly down the road now there is no police half of road is Porter and half is Chesterton. Came here to live in a small town and have some land. Grew up in Chicago seen what apartment complexes can do to small towns.

Richard Anderson, for petitioner answers some of questions, no one likes change. The work being done now is not them it is White Stallion. Mr. Barry also comments it is White Stallion doing work. They have provide you with a traffic study and a letter from INDOT. This project is not going to fix the drainage problems, could solve some issues. They are developing project along Porter County standards for drainage.

Buildings are sprinklered and the town has an agreement with Chesterton Fire Department.

Sanitary sewer calculations are done by engineers and Mike has contacted Chesterton and all is good.

Don Weiss all questions are good questions. He understands the drainage issue what you have now is abonible. Lakes of Valparaiso had no lakes they built them. Right now the water on site goes every, they will detain it. They are not Morgan Stanley they are

invested. Northwest Indiana has grown by 4% in last 40 years. Business come because there is an opportunity.

Sanitary Sewers is a manner for the engineers.

Today, more and more people want to rent before they buy a home.

Duplexes & townhouses you cannot sell in Northwest Indiana.

Transient is not a good word. Leases would be normal, they will not be an AirBNB central.

We are nothing like White Stallion we are a 365 day operation. This development is nicer than there development in Valparaiso.

Bob Billick, Construction, there are no 5 story building. They are one 4 story and rest 3 story. The stone wall will be removed that is where one of the detention ponds are and it will help with drainage. Water is provided by Indiana American.

Mandon states the traffic study was not a request it is a requirement. Whether or not there needs to be changes to signal needs to be determined by INDOT. Mr. Peterson comments the letter he gave from INDOT states they will be doing a study in spring.  
Public hearing closed 7:46pm

The Plan Commission read 11 letters from residents

Joe and Joann Hoppe, 1210 Dune Meadows Dr, they support it and have concerns with drainage and traffic issues.

Mary T Burke, 135 Pheasant Run, is in opposition. She thinks it will have a negative impact and traffic concerns.

Eric Haniford, 144 Summertree Dr, is in opposition. Property value, police patrol, traffic, and additional residents.

Gene Mellenthin, 203 Detroit, is in opposition because of drainage and traffic.

Jenny Dimitroff, 18 E Burwell, is in opposition for reasons of beach being overcrowded. Why not return property to natural habitat.

William Kramer, 15 E Ballard, fears of increased traffic, compounding water drainage issues, and beach access, and opening the door to more large scale development.

Diana Sullivan, 1351 Wagner Hills, an apartment complex does not fit in with our "Gateway to the Dunes" motto.

Miriam Christensen, 1160 Dune Meadows Dr, is not in favor because of traffic concerns.

Dan Corona, 158 Summertree Dr, has concerns with traffic issues, already dangerous for walkers, bikers, and joggers, and also stress on police and fire departments.

Nancy Yarvis, 203 Knoelke Dr, she has concerns with drainage problems and traffic.

Ms. Madigan made a motion to suspend the rules to reading all letters and just giving a summary, Ms. Duffie seconded motion.

Motion passed 7-0.

Daniel Cohn, 798 Baltimore Rd Apt 88, Valparaiso, he is a former resident and has concerns with traffic and other issues outside of our control.

Mr. Mandon states that right now it is zoned B3 and is more detrimental to this area. The town does not have control on how it gets developed.

Mr. Craig asks if there is going to be an elevator. Petitioner states there will be 2 oversized elevators on 4 story and none on 3 story.

Mr. Craig asks if there will be Carbon Monoxide detectors. Yes they will.

Mr. Spanier biggest concern is at traffic light.

Mr. Phillips asks when you did plan how did you think it was going to help the town. Mr. Weiss states he wants to have a future in Northwest Indiana.

Ms. Madigan states currently the water in uncontrollable. Mr. Mandon comments this development would help control it.

Mr. Mandon states lower density isn't attractive for market.

Mr. Mandon recommends that the Plan Commission forwards it to the Council.

Physical Barrier Weiss TBD depends on what is there. Fences collect litter, and interrupts wildlife. The pond is a buffer and there will be a fence around pool. They will look into a vegetation barrier maybe evergreens.

Mr. Wagner made a motion to send a favorable recommendation to send to Town Council, Ms. Duffie seconded motion.

Roll call vote Wagner, Craig, Duffie, Madigan, Eriksson vote yes. Spanier and Phillips vote no. Motion passed 5-2.

Mr. Wagner made a motion to have forward recommendation to Town Council, Ms. Madigan seconded. Motion passed 7-0.

K. Old Business-

L. Findings of Fact-NONE

M. Other Business-Draft of Ordinance Amending Use Variance- Ms. Frost comments that we can either set for Public hearing at next month's meeting or table it until next meeting.

Mr. Spanier made a motion to table the Ordinance until next meeting, Mr. Phillips seconded motion.

Motion passed 5-2 Duffie and Madigan were against.


Update from Attorney-

Board Comments-


N. Adjournment- Mr. Spanier made a motion to adjourn at 9:00 pm, Ms. Madigan made second.

Motion passed 7-0.

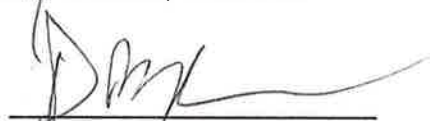
The next regular meeting will be held on December 18, 2019



Jim Eriksson, President




Erik Wagner, Vice President



David Phillips



Laura Madigan



James Spanier, Police Chief



Lewis Craig, Fire Chief



Tara Duffie



Tammie Sufana, Secretary