

**Town of Porter
Plan Commission
Meeting Minutes
April 18, 2007**

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

B. Pledge of Allegiance

C. Roll Call / Determination of Quorum

Present: Mr. Childress, Mr. Timm, Mr. Bell, Mr. Eriksson and Mr. Stinson

Late: Mrs. Snyder and Ms. Brueckheimer

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

D. Consideration of Minutes of Previous Meeting

Motion to approve the minutes of the March 21, 2007 meeting was made by Mr. Eriksson; second by Mr. Childress. Motion passed 5 - 0.

E. Audience Participation

None

F. Old Business and Matters Tabled

Signing of new mylars for Mineral Spings Villas

The mylars were signed before the meeting. Mr. Gough asked if he could ask another question that was not on the agenda. The original plans for Mineral Springs Villas were for duplexes. The developer would like to change those plans to include single-family residences. Mr. Lyp thought that it was a minor change.

The homes would be 1,700 sq. ft. in size. They would take up less lot size. The price range would be around \$175K. These homes would bring variety to the development and appeal to the "dunes nature" of the area.

Mr. Childress has no problem with the concept, but does think it is not a minor change and should go before the Town Hall. Mr. Lyp did not agree with Mr. Childress – he does not feel that it is a major change.

Motion to accept the proposal as a minor change to the current plans was made by Mr. Eriksson; second by Mr. Stinson. Motion passed 4 – 1.

Mr. Gough said that he would come back to the next meeting with finalized plans.

Make a decision on recommendations made by Jim Mandon for Zoning Book changes

Mr. Mandon told the Commission that he is recommending five changes to the Porter Zoning Book. The proposed changes are as follows:

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1. Clarifying Ordinances
2. Certain items be moved out of B-1 and B-2 (ex: grocery stores in B-2 should be moved to B-3)
3. Eliminate drive-thru restaurants in B-2
4. #97 and #98 no longer needed
5. Signs ordinance needs to be more specific

Mr. Childress wants this issue to be brought to a Public Hearing.

Motion to set the above issue for a public hearing at May's meeting was made by Mr. Stinson; second by Mr. Childress. Motion approved 5 – 0.

G. New Business

None

H. Preliminary Hearing

None

I. Public Hearing

Application for subdivision approval made by Chip and Wendy Mang for the property located at 772 Wagner Road in Porter.

Mr. Mang addressed the Commission. He wants to increase the size of his lot (lot 5).

Public Hearing opened at 7:58.

Jack Laheign, Paul Poparad, and Ruth Poparad of Wagner Road all spoke in favor of the application.

No one spoke against the application.

Public Hearing closed at 8:00.

Motion to approve the petition was made by Mr. Childress; second by Mr. Stinson. Motion approved 5 – 0.

J. Finding of Fact

None

K. Comments from Plan Commission Attorney

None

L. Comments from Plan Commission Secretary

None

M. Adjournment

Motion to adjourn the meeting was made by Mr. Stinson; second by Mr. Eriksson.
The meeting was adjourned at approximately 8:30 p.m.

Lorain Bell
Chairman

Kara Mitchell
Secretary