

**Town of Porter  
Plan Commission  
Meeting Minutes  
October 16, 2019  
5:30 p.m.**

- A. Meeting was called to order at 5:32 p.m.
- B. Pledge of Allegiance
- C. Roll Call/Determination of Quorum  
Present: Mr. Eriksson, Mr. Spanier, Mr. Craig, Mr. Phillips, Ms. Duffie,  
Ms. Madigan, Mr. Wagner  
Also, Present: Ms. Frost, Ms. Sufana, Mr. Mandon, Mr. Barry
- D. Quorum-There are enough present for a quorum.
- E. Consideration of Minutes from September 18, 2019 meeting  
Ms. Madigan made a motion to approve the minutes from the September 18, 2019 meeting, Mr. Phillips seconded. Motion approved 7-0.
- F. Audience Participation-NONE
- G. Old Business-Ms. Frost comments they are still working on Ordinance for Use Variance, they should have something next month.
- H. Preliminary Hearing-Indiana Land Trust PUD PC 19-04, requesting a PUD approval for 150 E US Hwy 20. Richard Anderson, representing the Land Trust, the current zone is B3 and they are requesting for a public hearing for a PUD R4. The project is evolving and will be approximately \$35 million dollars tax revenue. There will be 318 units in this development with high end finish's and market rents. There will be two entrances one on 20 and one on Waverly. It will have sanitary sewers according to town standards. We are asking for the following changes. 1. They are also looking to reduce the parking ratio from 2.1 to 1.79. 2. The rear building would be 56 ft tall and town ordinance permits 50 ft. 3. Reduce the rear yard setback to 10 ft by maintenance building and the end of four story building to 18ft. from property line. Currently the wave pool building is 14 ft from property line. We are looking for you to set this request for public hearing month.

Ms Frost asks for clarification right now you are asking for a rezone and once that is done then you will come back for a PUD. Mr. Anderson states they are asking for a public hearing tonight for PUD rezone. Ms. Frost states they will talk later about

requirements. Our goal is so that the Town knows all that is going to be there in the plan.

Ms. Duffie is the clubhouse going to be rented out to town people or residents. Bob Billick, Weiss Entities Representative, comments there will be controlled access to tenants. Leasing office is in club house area so they can manage how many people are there. No outside residents can rent clubhouse. Ms. Duffie comments her main concern is the parking. She hoped they have adequate parking.

Bob Billick comments they want it to be a nature friendly with less asphalt. There are four ponds two will be dry ponds and two will be wet ponds that they will probably stock with fish. They are trying to avoid doing more asphalt.

Mr. Phillips is concerned about the draining in that area. Mr. Billick states they are going to take out Jersey berries and make the detention pond bigger. The intent is to hold what goes on the property stays on the property. Mr. Anderson states that both engineers will work on the issue and make sure the neighbors do not flood.

Mr. Wagner asks which line is the set back line on A01? Mr. Billick states it is the second dashed line.

Mr. Barry comments you have the TAC meeting notes and they have discussed everything.

Mr. Mandon comments the actual footprint of asphalt and roofline has been minimized and there is a tremendous amount of open space for the property. The Developers and Attorney have been very corporative with us.

Mr. Craig asks that the landscaping trees down the center lines maintain clearance for fire trucks.

Mr. Phillips ask if the left turn lane on US 20 should be extended. Mr. Anderson said they have been working with INDOT about the project.

Mr. Mandon states that the state will have a traffic study done was the proposal moves forward.

Mr. Phillips made a motion to set public hearing at the next meeting in November, Ms. Madigan made the second. Motion approved 7-0.

- I. Site Plan Approval-Pinkerton Oil PC19-05, Bob Poparad 75 E Us Hwy 20, requesting site plan approval for a maintenance building behind his existing Pinkerton Oil gas station. The proposed building is 60' x 90' x 25' high. It will be used to change tires and oil only for his trucks. The site is currently zoned B3 which is the proper zoning.

Mr. Craig asked if the entrance will be next to the filling station? Yes, the entrances will stay the same.

Mr. Eriksson questions the parking of 20 Trucks? Mr. Poparad states the trucks will be parked in the woods.

Ms. Duffie made a motion to approve the site plan, Mr. Spanier made the second. Motion passed 7-0.

J. Public Hearing-NONE

K. Final Hearing-NONE

L. Findings of Fact-NONE

M. Other Business-

Update from Attorney-

Board Comments-

N. Adjournment- Mr. Wagner made a motion to adjourn, Mr. Spanier made second. Motion passed 7-0.

The next regular meeting will be held on November 20, 2019



Jim Eriksson, President



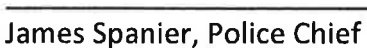
Erik Wagner, Vice President



David Phillips



Laura Madigan



James Spanier, Police Chief



Lewis Craig, Fire Chief



Tara Duffie



Tammie Sufana, Secretary