

**Town of Porter
Plan Commission
Meeting Minutes
March 21, 2007**

A. The meeting was called to order at 7:00 p.m.

B. Pledge of Allegiance

C. Roll Call / Determination of Quorum

Present: Mr. Childress, Ms. Brueckheimer, Mrs. Snyder, Mr. Timm, Mr. Bell,
Mr. Eriksson and Mr. Stinson

Late: Mr. Stinson (2 minutes) and Mr. Childress (3 minutes)

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

D. Consideration of Minutes of Previous Meeting

Motion to approve the minutes of the February 21, 2007 meeting was made by Mrs. Snyder; second by Mr. Timm. Motion passed 4 - 0. Mr. Stinson and Mr. Childress did not vote because they came in after the vote was taken. Mr. Bell also did not vote because he was absent at the February 21 meeting.

E. Audience Participation

None

F. Old Business and Matters Tabled

None

G. New Business

Clarification of PUD concerning second story – Mineral Springs Villas

Mr. Mandon let the members know that the original plans that were voted on by the Commission proposed single-story units. The new proposed units will be two-story. Mr. Mandon's interpretation of the Plan Commission's idea was that the commission did not want stacked stories/units. The units will have the same roofline and will include a bonus room.

Motion that current plans, including the second story bonus room are consistent with PUD Ordinance was made by Mr. Childress; second Mrs. Snyder. Motion passed 7 – 0.

The builder asked if he could build single-family detached homes in Mineral Springs.

Mr. Mandon stated that he would like to see a new site plan of this and discuss it with TAC also. The Commission members also expressed concern of this idea.

Discussion about TAC meetings – Mr. Mandon

Mr. Mandon said that the Clerk Treasurer had asked him to go through the Zoning Ordinance Book and make sure the book was up to date with the Town Code. He would like to have something written in the code that would give TAC more legal backing in their decisions. Some illustrations were given. Mr. Lyp said that a lot of communities do delegate these issues to TAC (Section 210).

Jennifer Kluth – asked about making TAC meetings more public.

Mr. Lyp stated that TAC cannot change laws, etc. And, Mr. Bell stated that he would like formal minutes kept at these meetings for legal purposes.

The Commission agreed that they would act on modifications, etc. presented by Mr. Mandon at the next meeting.

Discussion about Hunters Glen Development – Ms. Brueckheimer

The developer in Hunter's Glen is cutting down trees. Ms. Brueckheimer let Mr. Martin (the developer) and Mr. Royal Church (the realtor) know that the 1994 platt needs brought up to date with the Town's 2007 standards. There is a huge drainage problem out there and Ms. Brueckheimer expressed the need for them to come before TAC.

Mr. Mandon recollects that TAC recommended to Mr. Martin that the platt be brought up to date in 2003.

Mr. Stinson mentioned that 8 of the lots were for sale on the Internet. Mr. Lyp stated that building permits and road cuts will not be given to them until they come before TAC and get their platt fixed.

Discussion about 911 Response Forms – Ms. Brueckheimer

Ms. Brueckheimer mentioned that duplicate streets names need to be fixed for 911 Response, so that emergency doesn't get confused. She recommended that developers take the forms provided by 911 Response and make sure their street names are okay before dedicating the street name. The Commission was in agreement with her suggestions.

H. Preliminary Hearing

None

I. Public Hearing

None

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 Ms. Brueckheimer; second by Mr. Eriksson. The meeting was adjourned at approximately 8:01 p.m.

Lorain Bell
Chairman

Kara Mitchell
Secretary