

**Town of Porter
Plan Commission
Meeting Minutes
November 14, 2007**

A. The meeting was called to order at 7:35 p.m.

B. Pledge of Allegiance

C. Roll Call / Determination of Quorum

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

Absent: Mr. Childress, Mr. Eriksson and Mr. Lyp

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

D. Consideration of Minutes of Previous Meeting

Mr. Bell brought to the attention of the secretary a correction that needed to be made to the October meeting minutes. The correction was on page 2. The word “favor” should have been “against.” The correction was made to the final copy of the minutes.

Motion to approve the minutes of the October 17, 2007 meeting as amended was made by Mr. Timm; second by Mr. Stinson. Motion carried via voice approval.

E. Audience Participation

None

F. Old Business and Matters Tabled

Final detailed plan approval for the property located at U.S. 20 and Babcock Road in Porter – Attorney Chuck Lukmann for Ramesh Savani.

Motion to table the above petition until the Plan Commission hears from Attorney Lukmann was made by Mrs. Snyder; second by Mrs. Brueckheimer. Motion carried via voice approval.

G. New Business

None

H. Preliminary Hearing

None

I. Public Hearing

Application for PUD rezoning made by the B & R Development for the property located between Norfolk Southern Railroad and CSX Railroad, on the east side of Mineral Springs Road in Porter.

**Town of Porter
Plan Commission Meeting Minutes
November 14, 2007**

Karen Tallian, who represents B & R Development presented a preliminary format for the designation of the lots; once approved, they will come back with a final plan. The “Iron Triangle” is considered a special piece of property. It contains 64 acres and it is currently zoned R3 PUD. B & R Developers would like to divide the property into 190 single-family lot sights. The houses would require very little maintenance. The lot sizes would range from 1/4 to 1/3 acres. Ms. Tallian pointed out that what the developers are asking for is not more than what already exists in Porter Cove.

Mr. Keiser also addressed the Plan Commission and spoke mainly about the traffic study that his company, the Duneland Group, paid for. The study should that the current level of service (Level A) would drop to a Level B. He explained that this is not significant to IDOT. The developers would install two right turn lanes to help with traffic at the intersection of Mineral Springs Road and Old Porter Road.

As for sewer allocation, Mr. Keiser assured the Plan Commission that according to Mr. Khalil, the Town of Porter is prepared to handle 190 lots.

Mr. Khalil informed the Plan Commission that the requirements of the Town for sewer hook up is currently \$3,000 per lot.

The Public Hearing was opened at 7:56 p.m.

Those in favor of the petition:

Jennifer Klug – 302 Lincoln Street (likes the idea for tax revenue)

Those against the petition:

Ira Reich – 260 South Mineral Springs Road (concerned about drainage)

Bob McDonald – 271 South Mineral Springs Road (concerned about traffic)

Joe Fargo – 4 Lincoln Street (concerned that Old Porter and Mineral Springs intersection would be a disaster)

Joann Pinnly – 170 Mineral Street (concerned about flooding and traffic)

Bob Fulton – 221 Monroe Street (concerned about drainage and water run-off)

The Public Hearing was closed at 8:10 p.m.

Rebuttal:

Ms. Tallian – reminded the audience that this plan was preliminary. She explained that the property is currently zoned R3 and she thinks that this proposal is considerably lower density than what they could propose.

Mr. Keiser – strongly feels that his client is addressing the drainage issue.

**Town of Porter
Plan Commission Meeting Minutes
November 14, 2007**

Mr. Mandon – reminded the Plan Commission that they approved the land use and density when they rezoned it PUD R3, thus they agreed to a large influx of people to support off-site improvements.

Mr. Khalil – addressed the traffic question. He also reminded the Plan Commission that the purpose of a PUD is to have a positive impact on the community. Right now it seems that everyone is concerned about the negative impact that traffic would have.

Ms. Brueckheimer – voiced concerns about the lift station

Mr. Stinson – asked what the difference between “A” and “B” was in the traffic study.

Mr. Timm – also concerned about the traffic problem this development would cause. He asked what the timeline for the development was. Mr. Keiser stated that they hoped to be finished in five years.

Mr. Bell – voiced concerns about the lift station improvements. The developers are willing to allocate \$400,000 for the improvements. Mr. Khalil stated that the improvements needed would cost \$600,000 and \$800,000. Mr. Bell feels that there should be a park included in the plans. He also does not feel the density is good.

Mr. Mandon – suggested a traffic pattern workshop where the public could ask questions and try to gain understanding of terms, etc. He also reminded the Plan Commission that everything that happens “off-site” by the developers is a benefit to the Town of Porter.

Mrs. Snyder – afraid of an “ugly” subdivision. She would like to see some symmetry and a theme in the subdivision.

Motion to table the petition until the December 19, 2007 meeting contingent with the public workshop was made by Ms. Brueckheimer; second by Mr. Timm. Motion carried via voice approval.

Public Traffic Workshop was tentatively set for Thursday, November 29, 2007 at 7:00 p.m.

J. Finding of Fact

None

K. Comments from Plan Commission Attorney

None

L. Comments from Plan Commission Secretary

None

**Town of Porter
Plan Commission Meeting Minutes
November 14, 2007**

M. Adjournment

Motion to adjourn the meeting was made by Mrs. Snyder; second by Ms. Brueckheimer.
The meeting was adjourned at approximately 9:15 p.m.

Lorain Bell
Chairman

Kara Mitchell
Secretary