

**Town of Porter  
Plan Commission  
Meeting Minutes  
September 19, 2007**

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

**B. Pledge of Allegiance**

**C. Roll Call / Determination of Quorum**

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

Absent: None

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

**D. Consideration of Minutes of Previous Meeting**

Motion to approve the minutes of the May 16, 2007 meeting was made by Mrs. Snyder; second by Ms. Brueckheimer. 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 Lukman for Ramesh Savani.*

The Town Hall received a letter from Mr. Lukman stating that his client would like their request postponed until October meeting. Motion to table the matter until the October meeting was made by Ms. Brueckheimer; second by Mr. Timm. Motion carried via voice approval.

**G. New Business**

None

**H. Preliminary Hearing**

*Application for subdivision approval made by Karen Tallian and 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*

Karen Tallian was present as the attorney for B & R Development. She gave the Plan Commission a brief presentation of the proposed development. The Iron Triangle is currently zoned as a PUD. The builder would like to develop the property to contain smaller 2-story homes. They are hoping to attract first time homeowners and seniors.

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Four acres will be reserved for a detention pond. 5.2 acres will be dedicated to the Park.

Matt Keiser, from the Duneland Group, also addressed the Plan Commission. He spoke about the 3 phases of the proposed development. Also, he discussed the ponds - which will cover 3-5 acres in surface area.

Pictures were passed out of homes the builder intends to build in the proposed subdivision. Both developers were present. The homes would range in price from \$155,000 to \$200,000.

Mr. Eriksson expressed concerns about density and fire truck accessibility. Mr. Mandon warned that a TAC meeting should be held before discussing ambulance and fire problems. They should have time to study the traffic patterns before we discuss concerns.

Other Plan Commission members expressed concerns about density, sewer, etc. Mr. Bell expressed great concern about lot sizes, detention ponds, population influx and traffic concerns.

Mr. Mandon again stated that the Plan Commission should wait to discuss these issues until the right people have had time to provide reports to TAC, etc.

Mr. Sexton, who was seated in the audience, stated that he thinks the Plan Commission should take a look at the amount of taxes that could be gained from this subdivision – should it be passed. He thinks that the overall tax rate could be lowered.

Motion to set to Public Hearing the rezoning of the PUD was made by Mr. Childress; second by Mr. Eriksson. Motion passed via voice approval.

Motion to set to public hearing the actual approval of the subdivision was made by Mr. Stinson; second by Mrs. Snyder. Motion passed via voice approval.

*Application for subdivision approval made by Joe Ennis for the property located at 23<sup>rd</sup> street and Krieger Street in Porter.*

Matt Keiser, from the Duneland Group, addressed the Plan Commission concerning this proposed subdivision. The subdivision would contain 5 lots. Two of the lots would front 23<sup>rd</sup> Street and three would front Krieger Street. The builder would install a 4-foot sidewalk on Krieger. They would also like to put an 8-foot trail as part of the Brickyard Trail. They are working with TAC about upgrading the drainage problem on Krieger Street.

Mr. Mandon said that he thinks this subdivision is a good idea and also that the drainage problems will be helped. He also said that the Town engineer has been involved.

Motion to set to Public Hearing the proposed subdivision was made by Paul Childress; 2<sup>nd</sup> by Ms. Brueckheimer. Motion carried via voice approval.

**I. Public Hearing**

None

**J. Finding of Fact**

None

**K. Comments from Plan Commission Attorney**

Mr. Lyp informed the Commission that the Barbarossa matter is “essentially done.” Attorney Terry Heistand was going to petition the BZA for a variance, but at the time of the meeting, no such petition had been filed.

**L. Comments from Plan Commission Secretary**

None

**M. Adjournment**

Motion to adjourn the meeting was made by Ms. Brueckheimer; second by Mrs. Snyder. The meeting was adjourned at approximately 8:30 p.m.

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Lorain Bell  
Chairman

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Kara Mitchell  
Secretary