

**Town of Porter
Plan Commission
Meeting Minutes
March 15, 2006**

A. The meeting was called to order at 7:32 p.m.

B. Pledge of Allegiance

C. Roll Call / Determination of Quorum

Present: Mr. Timm, Mrs. Snyder, Mr. Stinson, Mr. Eriksson, Mr. Lewis, and Mr. Bell

Absent: Mr. Childress

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 15, 2006 regular meeting was made by Mr. Eriksson; second by Mr. Timm. Motion carried via voice approval 6 – 0.

E. Audience Participation

None

F. Old Business and Matters Tabled

None

G. New Business

None

H. Preliminary Hearing

Mr. Bell wanted to limit the public hearings for next months meeting to two. The commission decided unanimously to take the preliminary hearings in order of date of application.

- *Application for subdivision approval made by James T. Barbarossa for the property located west of Babcock Road; South of Old Porter Road and the Michigan Central Railroad (Conrail).*

Mr. Barbarossa is seeking approval for a two-lot subdivision on the east side of South Babcock Road south of the mini-storage facility located just south of the Michigan Central Railroad. A home exists on property served by a private drive. The petitioner wants to split the land into a 7.6-acre lot and a 9.6-acre lot to build a second

**Town of Porter
Plan Commission Meeting Minutes
March 15, 2006**

home. Both parcels are east of single-family homes already built on South Babcock's east frontage.

Mr. Eriksson said requirements for permanent access to the private drive should be made in case someone other than a family member would want to buy one of the lots.

Motion to set the above application to public hearing was made by Mr. Timm; second by Mr. Lewis. Motion carried via voice approval 6 – 0.

- *Application for vacation made by Cleon Stutler for the property located north of Duneland Drive between State and Wabash Avenue.*

Cleon Stutler, who represented the DeMasses said they want to tear down an old home off State Street and build a new structure. There isn't enough room on the parcel for a septic system. The family owns two lots on the other side of the alley; if it were vacated the new building site would be large enough for the septic.

The portion of the alley to be vacated is a 50-foot by 14-foot strip. Mr. Mandon said that following a recommendation from the Plan Commission to the Town Council, the DeMasses would have to apply to merge the lots into one neighboring lot of record before any building permits would be issued.

Motion to set the above application to public hearing was made by Mr. Stinson; second by Mrs. Snyder. Motion carried 5 – 0 via voice approval. Mr. Eriksson abstained from voting.

- *Application for subdivision approval made by Reno Boe for the property located at the intersection of U. S. 20 and Oak Hill Road.*

Mr. James Gorski represented Mr. Reno Boe. Mr. Gorski said that Mr. Boe would like to combine two lots in the first addition to the Triangle Oaks subdivision into one. He is going to bring in a 2,100 square-foot home (pre-fab) to put up on the lots. Mr. Gorski didn't think any additional zoning approvals will be necessary.

Motion to set the above application to public hearing was made by Mr. Timm; second by Mr. Stinson. Motion carried 6 – 0 via voice approval.

I. Public Hearing

Application for plan unit development approval made by Paul L. Childress for the property located at 150 East Highway 20 in Porter.

**Town of Porter
Plan Commission Meeting Minutes
March 15, 2006**

Because of lengthy discussions that took place at this meeting, one would need to refer to the video tape for additional information and comments.

Mr. Gordon Etzler turned in the receipts for mailing of notification of public hearing. Mr. Lyp stated that everything was in order for the Public Hearing.

Mr. Etzler gave the Commission and the audience a brief overview of what the development would consist of. Mr. Mandon was concerned that the plans had changed since the preliminary hearing and suggested that it go before TAC again. He feared that the petitioner would be at risk.

Mr. Bell stated that elevations had been changed. He did not think that it was ready for public hearing.

Motion to table the above application until the April meeting was made by Mrs. Snyder; second by Mr. Stinson. Motion failed 3 – 3.

Bill Rensberger, the engineer working on the development, had just realized earlier that week that the ground was clay. He would need to revamp the drainage plan, because the one proposed would not work.

The Public Hearing was opened at 9:00 p.m.

No one spoke in favor of the development

Eight occupants from the following addresses spoke against the development:

192 Summer Tree Drive
174 Summer Tree Drive
176 Summer Tree Drive
200 Summer Tree Drive
172 Summer Tree Drive
1210 Dune Meadows
218 Summer Tree Drive
1300 Waverly

Refer to the tape and Mrs. Mitchell's notes for names of these occupants. All were basically concerned with similar issues: driveway, drainage, environmental impact, green buffer, density and roads.

The Public Hearing was placed on continuance to the next meeting at 9:15 p.m.

Mr. Bell gave the petitioner time to rebuttal concerns that had been made by the audience.

**Town of Porter
Plan Commission Meeting Minutes
March 15, 2006**

Motion to continue the above hearing application was made by Mr. Stinson; second by Mr. Lewis. Motion carried via voice approval 6 – 0.

K. Finding of Fact

None

L. Comments from Plan Commission Attorney

None

M. Comments from Plan Commission Secretary

None

N. Adjournment

Meeting was adjourned at approximately 9:32 p.m.

Lorain Bell
Chairman

Kara Mitchell
Secretary