

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

A. The meeting was called to order at 7:31 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. Childress

Absent: Mr. Bell and Mr. Mandon

Also present were Mr. Lyp and Mrs. Mitchell

D. Consideration of Minutes of Previous Meeting

One correction needed to be made to the January 18 meeting minutes. Mr. Eriksson was listed as absent and present. He was indeed absent at that meeting.

Motion to approve the amended minutes of the January 18 regular meeting was made by Mr. Childress; second by Mrs. Mitchell. Motion carried via voice approval 6 – 0.

E. Audience Participation

None

F. Old Business and Matters Tabled

Motion to recommend the Nuisance Ordinance to the Town Council was made by Mr. Childress; second by Mr. Lewis. Motion carried via voice approval 6 – 0.

G. New Business

None

H. Preliminary Hearing

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

Mr. Childress removed himself from the Plan Commission before the hearing started because of his ownership of the property.

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The proposed subdivision will consist of eight, six-unit buildings each having four, two-story units of about 1,600 square feet and two single-story, handicapped-accessible end units approximately 1,400 square feet in size. All units would have two-car garages and two off-street parking spaces. Parking on the street will not be allowed. The subdivision will have sidewalks.

Mr. Eriksson asked if there would be a gate separating the parking lot. Mr. Childress answered in the affirmative.

Mr. Childress mentioned that he tried to keep the same density as Summer Tree. Mr. Lewis stated that the TAC committee said the development was the best design they had seen. As far as drainage issues go, Mr. Childress stated that he followed exactly the example of the Mineral Springs Villas, PUD.

The roads would be privately maintained by the Home Owner's Association. Mr. Childress hopes to have the parking lot started by spring of this year and begin building the units this fall.

Motion to set this petition for Public Hearing at the March meeting was made by Mr. Lewis; second by Mrs. Snyder. Motion carried via voice approval 5 – 0.

I. Public Hearing

Application for subdivision approval made by Don Coker and Dane Jackson for the property located at the corner of Marquette Road and Johnson Road in Porter.

Dane Jackson addressed the Plan Commission seeking to subdivide two lots at the northeast corner of Marquette Road and Johnson Road across from the Marquette Pointe subdivision.

The four new lots are about one-third of an acre each. There is an existing house that is currently being renovated on one of the lots. Mr. Jackson said he plans to build a \$175,000 home soon on the adjacent lot to the west. Mr. Lyp verified that all necessary information had been processed for the public hearing.

Mr. Timm mentioned that he had gotten a message from Mr. Mandon (who was absent) saying that TAC had approved this plan and only had one concern: storm water run off.

Public Hearing was opened at 8:05 p.m.

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Town resident Tom Leasure voiced concern about the storm water runoff. Also, Marsha Himes of 900 Marquette has concerns about the driveways being too close to each other. They were neither “for” nor “against” the petition.

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

Motion to accept the petition with the understanding that the drainage issue would be addressed and 10 feet added to the right of way if applicable was made by Mrs. Snyder; second by Mr. Childress. Motion was 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 8:15 p.m.

Lorain Bell
Chairman

Kara Mitchell
Secretary