

**Town of Porter
Plan Commission
Meeting Minutes
December 21, 2005**

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, Mr. Childress,
and Mr. Bell

Absent: None

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

D. Consideration of Minutes of Previous Meeting

Motion to approve the minutes of the November 16 regular meeting was made
by Mr. Eriksson; second by Mr. Tim. Motion carried via voice approval 7 – 0

E. Audience Participation

None

F. Old Business and Matters Tabled

None

G. New Business

None

H. Preliminary Hearing

*Proposal for a development at the intersection of Mineral Springs Road and Beam
Street – Attorney Gregory Babcock and Larry Gough*

Attorney Greg Babcock, representing Larry Gough, gave an overview of the proposed development for 3.8 acres on the northeast corner of Beam Street and North Mineral Springs Road. He said 10 one-story, paired-patio buildings having a total 20 living units, each with two-car attached garages is what they hope for. He also stated that the development would have access off both Beam Street and Mineral Springs. There would be no interior sidewalks, but a large sidewalk would be built along Beam in conjunction with the planned Porter Brickyard hike/bike trail, he added. A home owners association

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would maintain the roads, and stormwater systems. He also believes their development will be attractive to buyers.

Mr. Gough said the pavement would be 22 feet wide on the private roads, there would be no curbs, and stormwater would be diverted to rain gardens and vegetative swales planted to filter and slow the velocity of the water. The target price of these units would be \$155,000, a price that is intended for first-time buyers and empty-nesters. He also said the three-bedroom living units would be 1,450 square-feet in size with partially-bricked fronts.

Mr. Bell had several questions for Mr. Gough. He asked if the petitioner owned the Spa Hotel, if the petitioner owned any other property at that corner, and if he currently owned the land being discussed.

Mr. Childress asked about garbage pickup.

Mr. Eriksson stated that he liked the proposed idea, but thinks it is too dense.

Mr. Mandon reminded the Board of Rule 13 which is the Clean Water Act. He stated that the subdivision would have to comply with any upcoming changes. There would be more discussion about this at the TAC meeting on January 4th.

Motion to set this petition for Public Hearing at the January 18, 2006 meeting was made by Mr. Childress; second by Mrs. Snyder. Motion carried 7 – 0.

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

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Motion to adjourn was made by Mrs. Snyder; second by Mr. Timm. Meeting was adjourned at approximately 8:05 p. m.

Lorain Bell
Chairman

Kara Mitchell
Secretary

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