

**Town of Porter  
Plan Commission  
Meeting Minutes  
October 19, 2005**

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

**B. Pledge of Allegiance**

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

Present: Mr. Timm, Mrs. Snyder, Mr. Stinson, Mr. Eriksson (4 minutes late),  
Mr. Lewis and Mr. Bell

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

Also present were Mr. Mandon and Mrs. Mitchell

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

Motion to approve the minutes of the September 21, 2005 regular meeting was made by Mr. Timm; second by Mr. Stinson. Motion carried via voice approval 6 – 0

**E. Audience Participation**

None

**F. Old Business and Matters Tabled**

*Continued discussion on Porter Noise Ordinance*

Mr. Mandon suggested that commission members ask the council to add a section to the draft ordinance clarifying that the noise performance standards for industrial zoning districts are not repealed and will remain part of the zoning ordinance. Mr. Mandon believes that under the current draft language, the industrial provisions would disappear. This would be, in his opinion, a big mistake.

Mr. Bell and Mr. Eriksson agreed that the Plan Commission and Town Council should get together and hold a “workshop” to discuss what should be done with the noise ordinance.

Mr. Mandon also suggested that the Police Department fill in types of noise and times of day that the noises should be made illegal.

Mr. Eriksson commented that the current ordinance is difficult for the Police Department to enforce.

## **G. New Business**

*Discussion on a new proposal for a development at the intersection of Mineral Springs Road and Beam Street – Attorney Gregory Babcock.*

Attorney Gregory Babcock addressed the Plan Commission representing his client Dane Jackson (who was also present). He brought with him a new plan for the intersection of Mineral Springs Road and Beam Street. It is a total of 3.88 acres. Mr. Jackson said each attached two- or three-bedroom living unit would be about 1,400 square feet and sell for about \$150,000 and up. Babcock said the Villas would have covenants, a homeowners' association would be created and property owners be assessed for all maintenance, snowplowing and landscaping to be performed likely under one contract.

Mr. Eriksson said he liked the Villas' general concept but questioned the density. Mr. Mandon said it is comparable to a standard single-family subdivision of slightly less than three living units per acre.

Mr. Mandon stated that he was impressed that the petitioner came to him for his input, etc.

Mrs. Snyder stated that she liked the "theme" idea. She is concerned that all the landscaping be maintained by home owner's covenants. She would want the owner's to understand all of the covenants.

Mr. Bell voiced his concerns about the villas. He feels that it is too much "cramming" on 3.88 acres. Also, he is concerned about renters and the fact that the town has no jurisdiction to enforce covenants. Mr. Mandon responded by saying that he thinks renters would not be interested in the villas because of the high costs.

## **H. Preliminary Hearing**

None

## **I. Public Hearing**

## **J. Finding of Fact**

None

**K. Comments from Plan Commission Attorney**

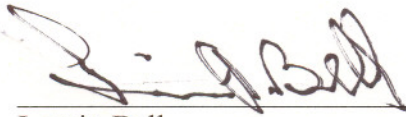
None

**L. Comments from Plan Commission Secretary**

None

**M. Adjournment**

Motion to adjourn was made by Mrs. Snyder; second by Mr. Lewis. Motion carried 6-0 via voice vote. Meeting was adjourned at 8:20 p.m.



Lorain Bell  
Chairman



Kara Mitchell  
Secretary