

**Town of Porter  
Porter Plan Commission  
Meeting Minutes  
July 20, 2005**

**A. The meeting was called to order at 8:35 p.m.**

**B. Pledge of Allegiance**

**C. Roll Call**

Present: Mr. Lewis, Mr. Eriksson, Mrs. Snyder (5 minutes late), Dr. Vodnoy, and Mr. Bell

Absent: Mr. Timm and Mr. Childress

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

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

Motion to approve the minutes of the May 18, 2005 regular meeting was made by Mr. Eriksson; second by Mr. Lewis. Motion carried 4 – 0 via a voice vote.

**E. Audience Participation**

None

**F. Old Business and Matters Tabled**

None

**G. New Business**

***Discussion of zoning situation in Porter Beach area***

Mr. Lyp gave a five-minute discussion concerning the zoning situation in Porter Beach. He stated that there have been 3 or 4 zoning issues with building permits over the last couple of years. He feels that this is due to the fact that the town was developed in the late 1890's, therefore making it difficult for people to comply with 2002 zoning rules. Other communities have come up with special zoning overlays. He suggests that possibly he, Mr. Lewis and Mr. Mandon get together to discuss this and put together a draft proposal. He foresees a future problem if this is not taken care of.

Mr. Eriksson voiced his concerns and also foresees future problems if this is not taken care of.

Mr. Mandon stated that Plan Commissions have been having these discussions over the past 25 years. He believes the area is unique. He would like to give the

Commissioners options of what to enforce, define, etc. He stated that it is important to balance property rights and aesthetics.

Motion to authorize Mr. Mandon and Mr. Lyp to submit recommendations on how future development at Porter Beach could be better regulated was made by Dr. Vodnoy; second by Mr. Lewis. Motion was carried 4 – 1 with Mr. Eriksson dissenting.

***Consultation for property on Tremont Road (Carol Biggs)***

Mr. Mandon stated that Mrs. Biggs was not properly prepared for tonight's meeting and wished to ask for more time. Mr. Bell agreed to this and the meeting continued without the consultation.

***Discussion about a possible residential development at the corner of Beam Street and Mineral Springs Road – Attorney Gregory Babcock***

Attorney Gregory Babcock was present with said property owner Larry Gough and builder Dane Jackson. He stated that they generally wanted input from town officials on the project they were prepared to present. The site is located at the northeast corner of Beam and North Mineral Springs Road. It is currently zoned for single-family residential although it was previously zoned for business. It is located south of the commercially zoned Spring House Inn and the former Spa Restaurant. Mr. Babcock presented the Board with pictures of the proposed sight.

Dane Jackson described the project as patio homes which would be "high end quality."

Mr. Babcock stated that they were present only to gain ideas and guidance from the Board prior to their going forward with this project.

Mr. Eriksson expressed his concern that one- and two-story paired patio homes may not be a good fit for the adjacent Woodlake Springs subdivision of single-family homes to the east. He also stated that he does want to encourage building in the area, but he cannot imagine so many units on that parcel of land.

Mr. Bell stated that since the land is zoned R-1 he believes it should remain single-family dwellings in the area.

Dr. Vodnoy and Mrs. Snyder also believe the land is too dense for such dwellings. Mrs. Snyder suggested patio homes such as are found in Aberdeen.

Mr. Babcock was appreciative of the Board members comments and said that he would be looking into the density of the lots and also the money involved.



**H. Preliminary Hearing**

None

**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**

Motion to adjourn was made by Mr. Lewis. Motion was carried 5 – 0 via a voice vote.

Meeting was adjourned at approximately 9:22 p.m.



Lorain Bell  
Chairman



Kara Mitchell  
Secretary