

Town of Porter
Porter Plan Commission
Meeting Minutes
March 16, 2005

A. The meeting was called to order at 7:52 p.m.

B. Pledge of Allegiance

C. Roll Call

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

Absent: None

Also present was Mr. Lyp, Mr. Mandon, and Mrs. Mitchell

D. Consideration of Minutes of Previous Meeting

Mr. Childress felt that he was misquoted in the minutes from the previous meeting. He said he did not say that the Plan Commission should "advertise" for a new secretary, but rather that the Plan Commission should "take applications."

Motion to approve the minutes of the February 16, 2005 regular meeting as amended was made by Mr. Eriksson; second by Mr. Lewis. Motion carried 6 – 0 via a voice vote.

E. Appointment of Plan Commission Secretary

Motion to appoint Kara Mitchell as the new secretary was made by Mr. Eriksson; second by Mr. Timm. Motion carried 6 – 0 via a voice vote.

F. Audience Participation

None

G. Preliminary Hearings

1. Petition to rezone Waverly Road across from Splash Down Dunes:

Mr. Childress temporarily removed himself from the Plan Commission because of his involvement in the petition being presented.

Mr. Stutler was present to represent the Splash Down Dunes Development in conjunction with Splash Down Dunes. They feel that the PUD project would fit in the area described.

Mr. Mandon doesn't see how it is possible to use so much land for a pond. He stated that petitioner should have to state whether it will be a wet or dry pond before a decision is made. He also thinks that there should be overflow parking in the northeast or northwest corner.

Mr. Lyp stated that the Town Council will need to hold a separate public hearing.

Mr. Eriksson feels that there should be dedicated streets for emergency vehicles, etc.

Motion to set petition to Public Hearing at April 20, 2005 meeting made by Mr. Timm; second by Mrs. Snyder. Motion was carried 5 – 0 – 1. Mr. Childress did not vote.

Mr. Childress was allowed to reposition himself on the Plan Commission.

2. Petition to rezone U. S. Highway 20 and Babcock Road:

Attorney Chuck Lukeman, represented the petitioner, Mr. Ramesh Savani. He stated that the petitioner was asking for a B3-PUD to build a motel, restaurant, and gas station. The petitioner believes that with sewer and water available it was good, productive use of the land.

Mr. Mandon feels that this is indeed a good use of the land, however he is concerned about the left turn into the proposed development. He feels this would be somewhat dangerous.

Mr. Bell is concerned about more than one building being built. He asked if the petitioner had talked to Worthington Steel about using their retention pond. He is also concerned about more road cuts (entrances) off of Route 20. He suggested a service road be put into the existing light.

Mr. Mandon again addressed the issue that Route 20 is full of semis pulling out in front of cars. He feels that if acceleration and deceleration lanes were improved the problem would be solved.

Motion to set petition to Public Hearing at April 20, 2005 meeting was made by Mr. Timm; second by Mr. Eriksson. Motion was carried 6 – 0.

H. Public Hearing

Petition by the National Lake Shore to vacate the alley by Porter Beach:

Mr. Goldbin was present to represent the National Lake Shore. He stated that the development would contain restrooms, picnic area and an additional 35 parking spaces. He also stated that the lot would be gated.

Comments from the Plan Commission: Mr. Eriksson voiced his concern about the traffic flow. He asked Mr. Goldbin why that particular space was picked and what the lighting would be. Mr. Goldbin responded by telling Mr. Eriksson that the lighting would be low wattage florecent lighting. Mr. Timm and Mr. Lewis stated that they felt the proposed idea was good.

The Public Hearing was opened at 8:38 p.m.

Several local residents voiced their disapproval for the petition:
(comments from the residents can be heard on the tape recording)

Carl Dahlin (Porter Beach resident)
Mrs. Firestone (3021 LaSalle Street)
Zella Olson (1451 Beam Street)
Tim Sanders (2810 Wabash)
Bob Pot (3027 Florentine Street)
Roger Carnell (2933 State)
Chris Dahlin (3029 State)
Mrs. Wulzie (220 Roskin Road)
Milford Jones (3033 Dearborn)
Brian Dahlin (3120 Dabbert Drive) Letter read by Mr. Bell

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

Mr. Mandon said that once the alley is vacated there is not way to get the property back. He suggested to the upset residents present to hold a forum opposed to the proposed petition. They need to bring their concerns to the National Lake Shore. The Plan Commission has nothing to do with a lot of the issues that were brought up by the residents present.

Mr. Lyp reminded that the public hearing will still need to go to the Town Council. He added that the Town Council would be a better forum for the people to voice their concerns.

Mr. Goldbin again stated that this is the only likely spot for this facility. He also said that people will always be attracted to the Lake Shore – he said he had no good answer to give for their concerns. He agrees with Mr. Mandon that other concerns of the residents need to be brought before

another forum. In regards to Mr. Dahlin's letter; he stated that it was a part of the 1997 General Management Project.

Mr. Mandon also agreed in response to Mr. Bell's questions that the Town Council would be a better forum for the concerned residents to voice their opinions. He added that the Town Council could mediate a meeting between the Porter Beach Home Owner's Association and the National Lake Shore. Mr. Bell was in agreement with Mr. Mandon's statement.

Mr. Goldbin stated that if the petition was not passed just the parking lot and picnic area would be built, not the restrooms.

Motion made by Mr. Childress to send petition to the Town Council with no recommendation; second by Mrs. Snyder. Motion failed 3 – 3.

Motion made by Mr. Eriksson to send petition to the Town Council with negative recommendation; there was no second. Motion failed.

Motion made by Mr. Timm to send the petition to the Town Council with favorable recommendation contingent on Town Council, Home Owner's Association, and National Lake Shore getting together; there was no second. Motion failed.

Motion made by Mr. Lewis to table the matter; second by Mr. Childress. Motion was carried 6 – 0.

I. Findings of Fact

None

J. Other Business

Discussion on the new commercial vehicle parking ordinance draft:

Board feels that ordinance lacks proper definitions. Any parking facility must be in accordance with code.

Motion made by Mrs. Snyder to recommend the draft with positive recommendation to Town Council; second by Mr. Childress. Motion carried 6 – 0.

Bond reduction request:

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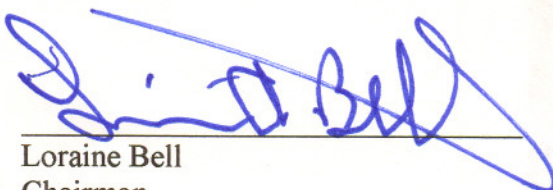
Bond reduction request:

This bond reduction request was already voted upon by the Town Council.
No further discussion was given to this matter.

K. Adjournment

Motion to adjourn was made by Mr. Childress; second by Mrs. Snyder. Motion was carried 6 – 0.

Meeting was adjourned at approximately 9:55 p.m.



Loraine Bell
Chairman



Mrs. Mitchell
Secretary