

**Town of Porter
Plan Commission
Meeting Minutes
June 19, 2019
5:30 p.m.**

- A. Meeting was called to order at 5:33 p.m.
- B. Pledge of Allegiance
- C. Roll Call/Determination of Quorum
 - Present: Mr. Eriksson, Mr. Spanier, Mr. Craig, Mr. Wagner, Mr. Phillips, Ms. Madigan (showed up after roll call)
 - Absent: Ms. Duffle
 - Also, Present: Ms. Sufana, Ms. Frost, Mr. Barry, Mr. Mandon
- D. Quorum-There are enough present for a quorum.
- E. Plan Commission appointment to BZA-Mr. Wagner made a motion to table until next meeting to check on party affiliation, Ms. Madigan seconded.
Motion passed 6-0.
- F. Consideration of Minutes from May 15, 2019 meeting
 - Ms. Madigan made a motion to approve the minutes from the May 15, 2019 meeting, Mr. Craig seconded.
 - Motion approved 6-0
- G. Audience Participation-NONE
- H. Old Business-Discussion on minimum square footage and non-conforming structure.
 - Ms. Frost handed out a proposed ordinance she drafted up that will need a public hearing and if approved a referral to send to Town Council.
 - Mr. Craig made a motion to set for public hearing at the July 17 meeting, Mr. Wagner seconded.
 - Motion passed 6-0.

Use Variance-Mr. Mandon and Mr. Barry are still working on.
- I. Preliminary Hearing-Fox Chase Development, requesting Third Replat of Summer Tree PUD. Matt Keiser, Abonmarche, 17 N Washington St, Valparaiso, Fox Chase Development would like to change lot 27 on the original plat to 5 parcels. Back in 2016, Mr. Cowsert came to board and requested a change to PUD to change North side of entrance from commercial to residential. Now they are requesting to do the same thing

to the South side of the entrance. They are asking for the board to set for a public hearing. Mr. Craig Lot 114 is the entrance to the drive on Tower Dr. Mr. Keiser states yes it will. He also states that Tower Rd will dedicated to the Town when they are done. Mr. Wagner made a motion to set for public hearing at the July 17 meeting, Mr. Phillips seconded.

Motion passed 6-0.

- J. Public Hearing-Dean and Margaret Hultman, requesting Subdivision approval for 808 N Waverly Rd, would like to divide their 5 acre parcel into 3 lots with the original home having its own lot. First there will be a preliminary hearing. Greg Babcock, 111 S Calumet, representing Mr. and Mrs. Hultman who are requesting to get approval for a subdivision and dividing there lot into 3 lots. They will have private sewer lines that will go to Town sewers. They are committing to do a turn around on the driveway. And will be dedicating 40 ft. of right of way for bike trail to the town. Mr. Babcock is asking the commission to approve the primary plat. Mr. Eriksson asks who will maintain driveway seeing they all will be sharing it. Mr. Babcock states there will be a driveway maintenance agreement that will be recorded when the lots are purchased.

Mr. Mandon recommends that the commission approve the request.

Ms. Frost states that the commission will have to waive the depth of lot 3.

Ms. Madigan made a motion to set to public hearing, Mr. Phillips seconded.

Motion passed 6-0.

Public Hearing opened at 6:02 pm

Diane Mrak, 80 Pine Dr. D, just has a few questions what about the water table, where will the sewer runoff go, how close to the fence will it be. Concerned whether it will be private or not. What about the increased traffic. Concerned with all the trees, how many will be destroyed. Will it improve their properties for tax purposes?

Mrs. Martinez, 95 Pheasant Run, will the fence that abuts her property still be there?

Mr. Hultman comments yes.

Laura Schroeder, 85 Pheasant Run, what is going to happen to the area it is beautiful back there, she is concerned about her property value.

Mr. Babcock responds to questions, as far as the fence they will not touch property that they do not own.

There will be no sewer runoff, they will have their own that will go into the Town's sewer.

The Town requires a site plan and you have to have the drainage on it.

Water table dictates whether you have a basement.

They will have a private driveway.

The Town has set base lines for the size of homes.

The Hultmans plan to keep as many trees as possible.

The Town always has drawings on hand before public hearings for residents to look at.

Public hearing closed at 6:17 pm

Ms. Madigan would like an explanation of the difference between primary and secondary plat.

Mr. Babcock states the Primary plat stays with the Town/building commissioner it is basically the nuts and bolts. The Secondary plat will have dedications and legal descriptions and will be recorded and be very bare.

Mr. Barry states the Hultman's and Mr. Babcock spent a lot of time on the impact of the neighborhood. The Hultman's have been very mindful of the least amount of impact and very mindful of everyone around them. He doesn't think it will have any impact on the neighbors. He recommends the commission approves the request.

Ms. Frost states the depth of Lot 3 exceeds the maximum requirement set by town. She suggests if you vote to approve you have to agree to waive the maximum depth requirement. Also, she suggests the town have a copy of the recorded driveway maintenance agreement.

Mr. Spanier made a motion to approve the request for subdivision with the conditions that Ms. Frost suggested, Mr. Craig seconded.

Motion passed 6-0.

Written findings were submitted with the application. She suggests that you add the Plan Commission waives the required maximum lot depth and it does conform. And, also that the Town gets a copy of the recorded driveway maintenance agreement prior to issue of building permit.

Mr. Spanier amended his motion to approve the findings with those modifications, Mr. Craig seconded.

Motion passed 6-0.

Mr. Craig made a motion to approve the secondary plat, Ms. Madigan seconded.

Motion passed 6-0.

K. Final Hearing-NONE

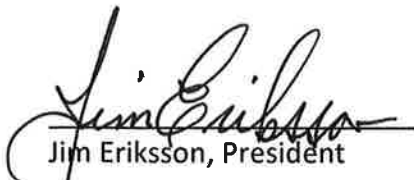
L. Findings of Fact-NONE

M. Other Business-

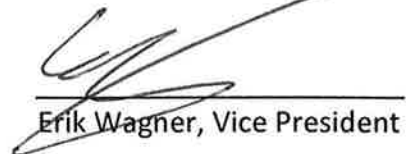
Update from Attorney-
Board Comments-

N. Adjournment- Ms. Madigan made a motion to adjourn meeting at 6:30 p.m. Mr. Wagner seconded the motion.
Motion 4-0

The next regular meeting will be held on July 17, 2019



Jim Eriksson, President




Erik Wagner, Vice President



David Phillips

Laura Madigan



James Spanier, Police Chief



Lewis Craig, Fire Chief



Tara Duffie



Tammie Sufana, Secretary