

Minutes of the Porter Plan Commission

November 19, 2003

A. The meeting was called to order at 8:28 p.m.

B. Pledge of allegiance

Present: Mr. Chemma, Mr. Grasher, Mr. Whisler, Mr. Guy, Mr. Liebert, Mr. Bell, and Mr. Eriksson.
Quorum was established. Also present were Mr. Mandon and Mr. Hearn.

C. Consideration of minutes from previous meeting.

Motion to approve the minutes from the previous meeting as written by Mr. Eriksson; second by Mr. Whisler. Motion carried 7 - 0.

D. Audience Participation

None

E. Final Approvals

None

C. Preliminary Hearings

None

G. Public Hearing

1. **Petition for Vacation (PC2-03), Candace L. Wilson, request to vacate a 30' x 150' utility easement at 961 Portage Avenue.** [Note: Continued from previous meeting.]

Petitioners presented all their paperwork to Mr. Hearn and spoke about the problems associated with the petition process they have encountered over the last several months. Mr. Hearn stated the public hearing may proceed contingent upon verification of all the paperwork and notifications being completed properly.

Mr. Chemma reopened the public hearing at 8:37 p.m.

Proponents:

1. Mrs. Francis Hanslick, 930 Portage Avenue. Spoke in favor of the vacation again.
2. Janine Biesboer, 960 Eugene. Stated she has no problems with the vacation.

Opponents: None

Mr. Chemma closed the public hearing at 8:39 p.m.

Staff Reports:

Mr. Mandon: There are no negative impacts from the planning side. He stated we might need a smaller easement. He is in favor of granting the petition.

Mr. Guy stated there would be no need for an additional small easement due to a 40' easement on an adjacent property.

Mr. Bell stated adjacent neighbor Mr. Magana informed him he has no problem with granting the vacation but would like to see more property maintenance done.

Motion to approve the petition for a vacation of the utility easement made by Mr. Bell; second by Mr. Whisler. Motion carried 7 – 0.

H. Consultation

1. Paul Childress consulting with Plan Commission regarding future development plans for Splash Down Dunes water amusement park. Due to the success of the park he wants to discuss where and how the park will grow in the future. He wants to know if he'll be "allowed" to grow here in Porter and work towards those ends or look elsewhere because several communities have contacted him regarding building a similar facility in their areas. Ideas for future growth include a campground, go-kart track, more water slides, and miniature golf.

Mr. Mandon stated that size isn't necessarily the problem; buffers to existing residential areas would be the key issue so that expansion and placement of new facilities do not negatively impact neighbors.

Commission members discussed various aspects of the ideas involved with particular note on the thorny issue of rezoning R-1 property.

I. Other Business

1. Review of the Comprehensive Plan

We received a draft in September; are we going to review it page by page or just ask each Commission member for input? After a few corrections to company names and park sizes were mentioned Mr. Mandon stated the Commission should just pass an update or delay the review until January 2004 due to impending changes in the Commission membership. Mr. Bell asked if we should have a workshop just for the review of the Comprehensive Plan.

By consensus, the review was tabled until the December 17 meeting.

J. Adjourn

Motion to adjourn by Mr. Bell; second by Mr. Grasher. Meeting adjourned at 9:37 p.m.

President

Lisa M. Liebert

Secretary