

Minutes of the Porter Plan Commission

October 15, 2003

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

B. Pledge of allegiance

Present: Mr. Chemma, Mr. Grasher, Mr. Whisler, Mr. Guy, Mr. Liebert, and Mr. Eriksson.

Absent: Mr. Bell. Quorum was established. Also present were Mr. Mandon and Mr. Zaremba.

C. Consideration of minutes from previous meeting.

Motion to approve the minutes from the previous meeting as written by Mr. Grasher; second by Mr. Whisler. Motion carried 6 - 0.

D. Audience Participation

None

E. Final Approvals

None

C. Preliminary Hearings

None

G. Consultation

1. Paul G. Nelson consulting with Plan Commission regarding a possible request to install a billboard on property near Old Porter Road, west of Washington Street, near Interstate 94. Mr. Nelson gave members a legal description and a plat of the property involved. He is interested in buying two lots, which are for sale, to put a billboard on (and homes on later). The property is currently zoned residential. Mr. Nelson noted there is an existing billboard several hundred feet further west that is on residential property. He is interested in getting a special variance to do the same thing based on the owner of the other billboard having theirs on residential property. Mr. Mandon explained that the zoning ordinance has changed since that billboard was installed. He explained what Mr. Nelson would have to do under our current zoning ordinance: [a] subdivide the property into three lots, [b] rezone the back lot to Business B-3, and [c] request a variance from the BZA for the billboard on that lot. Mr. Mandon explained how these processes could all be done concurrently though final approvals, if they were granted, would come separately from three different parts of town government. The Commission members discussed the pros and cons of having a billboard at this location to help Mr. Nelson determine if it was worth his while to proceed.

H. Public Hearing

1. Petition for Vacation (PC2-03), Candace L. Wilson, request to vacate a 30' x 150' utility easement at 961 Portage Avenue. The petitioner presented her proof of mailings to Mr. Zaremba. Missing at this time were proof of publication and its proof of payment. Also presented was an updated plat. Petitioner showed Commission members the area she wants

vacated and explained how both of the neighboring properties have already had this same utility easement vacated.

Mr. Chemma opened the Public Hearing at 8:11 PM.

Proponents: Mrs. Francis Hanslick, 930 Portage Avenue. Stated that she is one of the petitioner's neighbors and that the petitioner is a good neighbor and is seeking the vacation to improve her property. She stated she owns three lots and has already received this vacation on her properties.

At this point Mr. Zaremba interrupted to note that Mrs. Hanslick lived across the street from the petitioner yet he did not have a proof of mailing for her from the petitioner. Review of plat and discussion with the petitioner revealed that not all property owners had been notified properly.

Motion to continue the public hearing until the November 19, 2003 meeting and pending proper notification of the property owners not previously notified made by Mr. Eriksson; second by Mr. Guy. Motion passed 6 – 0.

I. Other Business

1. Review of the Comprehensive Plan.

Motion made to table the review until the November 19, 2003 meeting made by Mr. Liebert; second by Mr. Guy. Motion passed 6 – 0.

J. Adjourn

Motion to adjourn by Mr. Guy; second by Mr. Grasher. Meeting adjourned at 8:25 p.m.

Eugene Chemma
President

Lisa M. Liebert
Secretary