

**Town of Porter  
Plan Commission  
Meeting Minutes  
May 15, 2019  
5:30 p.m.**

- A. Meeting was called to order at 5:34 p.m.
  - B. Pledge of Allegiance
  - C. Roll Call/Determination of Quorum
    - Present: Mr. Eriksson, Ms. Duffie, Mr. Craig, Mr. Wagner, Ms. Madigan (showed up after roll call)
    - Absent: Mr. Timm, Mr. Spanier
    - Also, Present: Ms. Sufana, Ms. Frost, Mr. Barry, Mr. Mandon
  - D. Quorum-There are enough present for a quorum.
  - E. Consideration of Minutes from April 17, 2019 meeting
    - Mr. Wagner made a motion to approve the minutes after making correction from the April 17, 2019 meeting, Ms. Duffie seconded.
    - Motion approved 4-0
  - F. Audience Participation-NONE
  - G. Old Business- Mr. Barry has Mr. Jackson written commitments that our attorney had written up for the board to sign. Mr. Jackson has already signed them. They are an obligation that whoever owns the property will have to follow. They will be recorded along with the Ordinance 2019-06 that was passed for that property calling for a duplex only.
    - Mr. Wagner made a motion to approve and sign the written commitments, Ms. Madigan seconded.
    - Motion approved 5-0.
- Discussion on minimum square footage-Mr. Mandon comments that the fact it is larger doesn't mean it is higher end.
- Mr. Barry said there is basically about 30 lots left that can be built on.
- Mr. Craig asks Mr. Mandon if he supports Mike's figures, Mr. Mandon states yes they are basically a compromise.
- Mr. Craig made a motion to send Mike's recommendations to Council.
- Ms. Madigan asks for clarification on multifamily 1000 sq ft total per unit.

Summertree and Mineral Springs have built the houses at 1300 sq ft. to keep the price range under \$200,000.

Ms. Frost states Plan Commission is to prepare the process than have a public hearing and approve to send to Town council. She can draft up the proposal for next meeting. Mr. Craig wants to amend his motion, he would like the attorney to prepare a proposal according to Mike's recommendation, Ms. Duffie seconded.

Motion passed 4-1 Mr. Eriksson was against.

Non-conforming structure-Mr. Mandon states the current code states if structure burns to rebuild you have to satisfy all conditions. He recommends to change it to build it back to follow the same foot print or current ordinance.

Jennifer Klug, 200 Franklin St, wants to know if this would apply to single family. Both Mr. Barry and Mr. Mandon stated it would apply to any building.

Ms. Madigan asks if we care about the master plan or not? Mr. Mandon states the master plan is about future growth and doesn't apply or for redevelopment. It is more in terms of land use.

Mr. Barry states the master plan needs to be updated but it is more for land use only.

Ms. Madigan made a motion to make a proposal of change per Mr. Mandon's recommendation and Ms. Frost language, Mr. Wagner seconded.

Motion passed 5-0.

Use Variance-Mr. Mandon states the State code has five conditions that you have to meet.

Ms. Frost states the statute allows you to create special exceptions.

Mr. Barry would like to include including but not limited to our list of use variances.

Ms. Madigan made a motion to make a proposal that replaces use variance list with like a special use variance, Ms. Duffie seconded.

Motion passed 5-0.

H. Preliminary Hearing-NONE

I. Public Hearing-NONE

J. Final Hearing-NONE

K. Findings of Fact-NONE

L. Other Business-

Update from Attorney-

Board Comments-Mr. Eriksson appreciates everyone's opinion and input on all the information we have been given.

M. Adjournment- Mr. Craig made a motion to adjourn meeting at 6:30 p.m. Mr. Wagner seconded the motion.

Motion 4-0

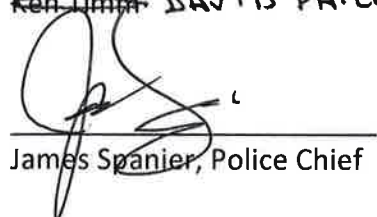
The next regular meeting will be held on June 19, 2019



Jim Eriksson, President

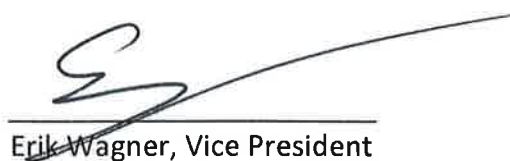


Ken Timm- DAVID PHILLIPS



James Spanier, Police Chief

Tara Duffie



Erik Wagner, Vice President



Laura Madigan



Lewis Craig, Fire Chief



Tammie Sufana, Secretary