

Minutes of the Porter Plan Commission

October 23, 2002

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

B. Pledge of allegiance

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

C. Consideration of minutes from previous meeting.

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

Mr. Mandon requested the Commission consider adding Jim Bibby to agenda under other business. Motion by Bell; second by Eriksson. Motion carried 6-0 to add item to agenda.

D. Audience Participation

None

E. Preliminary Hearing

Todd Leath, representing Trailer Transit, Inc., petition to re-zone property at the northeast corner of Tremont Road and U.S. Highway 20, containing approximately 25 acres, from C-3 and R-1 to C-3. Bill Ferngren present to speak on behalf of petitioner. Mr. Ferngren presented petitioners intent to Commission. Eriksson questioned if zoning would remain the same under new zoning ordinance. Mr. Bell suggested the property be considered as a PUD. Mr. Mandon stated PUD would be acceptable and indicated a TAC meeting would be required.

Motion to forward petition for Public Hearing at November 20, 2002 meeting by Mr. Liebert; second by Mr. Eriksson. Motion carried 6-0.

F. Tabled Petitions

John Kremke, Duneland Group, Wagner Hills Subdivision, 41 lots, 16.4 acres, east side of Wagner, between U.S. 20 and U.S. 12, zoned R-1. Mr. Kremke present to speak on behalf of petitioners. Issues of concern have been addressed and covenants were presented to the Commission. It was suggested that 'as built drawings' be required. A traffic study was done and concluded the intersection would be adequate for the traffic potential. Water would be available to properties on Wagner Road. Drainage improvements addressed.

Town Engineer Tim Haas provided staffs report. Mr. Haas' review letter and items to be considered are available on file at the Town of Porter Clerk Treasurer's office. Commission members asked additional questions re: traffic study and property values. It was suggested the final decision be postponed as changes should be made following Engineer's report, and brought back addressing all concerns.

Motion to table request to the November 20, 2002 meeting so all items can be addressed for presentation by Mr. Bell; second by Mr. Grasher. Motion carried 6-0.

G. Other Business

1. Finding of Fact, Mary K. Kaczka, Special Use request to stable horses, 410 E. Oak Hill Road, 3 acres zoned R-1. Changes to the document had been proposed and made by Town attorney Ed Hearn. Motion by Mr. Bell to adopt the Findings of Fact as amended; second by Mr. Whisler. Motion carried by voice vote 6-0.
2. Draft Zoning Map: Motion by Mr. Grasher to approve Zoning Map with changes and forward document to the Town Council with positive recommendation for approval; second by Mr. Bell. Motion carried by voice vote 6-0. A grace period was suggested for all legal non-conforming properties to conform to proper zoning based on new map without fees. Motion by Bell to authorize attorney to prepare resolution stating 6 months to bring properties from legal non-conforming to conforming as per new Zoning Map; second by Grasher. Motion carried 6-0.
3. Jim Bibby: Concept plan for Rockne Crossing (‘iron triangle’.) Developer is suggesting complete R-1. Commission indicated access will be key to development and discussed several options with developer. Further discussion will be needed and was suggested prior to petitioning the town for Subdivision.
4. A letter was presented from Mike Heaney concerning the Town ordinance regarding outdoor lighting. Would like to attend the next meeting to discuss ‘fugitive lighting.’

E. Adjourn

Motion to adjourn by Mr. Bell, second by Mr. Grasher. Meeting adjourned at 9:45 p.m.

Eugene Chemma
President

Lisa M. Liebert
Secretary