

Minutes of the Porter Plan Commission

September 18, 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, and Mr. Eriksson. Absent; Mr. Liebert. 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. Whisler; second by Mr. Bell. Motion carried 5-0.

D. Audience Participation

None

E. Preliminary Hearing

John Kremke, Duneland Group, continued discussion concerning a multi-family development on Marquardt Road. Motion by Mr. Bell to move discussion to "Other Business" on the agenda; second by Whisler. Motion carried 5-0.

F. Public Hearing

Request for Subdivision Approval, Wagner Hills Subdivision: 41-lot 16.4 acre development on the east side of Wagner road between U.S. 20 and U.S. 12, currently zoned R-1. John Kremke present to speak on behalf of the petitioner. Mr. Kremke gave a brief presentation on the proposed development. Prior to the opening of the Public Hearing it was established that proper notification regarding the hearing had been made and that additional cards would be forwarded to the Town of Porter's Clerk/Treasurers office. Also prior to the opening of the Public Hearing, Mr. Mandon suggested the Commission allow any audience members to ask questions regarding the development prior to establishing their favor of the proposal. The commission agreed to the adjusted format.

The Public Hearing was opened at 7:41 p.m. A summary of those who asked questions and their concerns are as follows:

1. Joseph Hopke, 1210 Dune Meadows Drive: questioned water tap-on requirements, cost, sewer required, density, covenants.
2. Ed Justice, 1005 Dune Meadows Drive: Drainage
3. Bruce Smith, 1301 Wagner Road: Drainage, Sewage, Water, Water Table
4. Warren Johnson, 351 Six Box Lane: Drainage
5. Cindy Tilden, 400 Six Box Lane: Drainage, Density
6. John McCrum, 1062 Jean-Baptiste: Traffic Study
7. Peter Van Kueren, 297 Arbore Croche: Traffic, Density, Sewage, Lift Station
8. Eileen Guay, 1221 Wagner Road: Drainage, Sewers, Green space, Fill required
9. Gary Behrens, 1195 Dune Meadows Drive: Drainage
10. Paul Childress, 1175 Dune Meadows Drive: Sidewalks, through-street
11. Fred Worley, 1213 Wagner Road: Lot sizes, density

Mr. Kremke and Mr. Mandon answered each question as it was presented stating a traffic study had not been necessary because the size of the development was not large enough, drainage issues had been addressed and no further problems would

result from the development, density is within allowable limits, covenants would carry into the new development from the current Dune Meadows Development, and that any questions concerning Water tap-on needed to be addressed to Indiana American Water Company.

The following is a summary of those who spoke as proponents of the petition and their reasons for favor:

1. Paul Childress, 1175 Dune Meadows Drive: City water in the area, sidewalks, sewer.

The following is a summary of those who spoke as opponents to the petition and their reasons for opposition:

1. Joe Kropel, 1320 Wagner Road: Retention Pond, 4 lots on Wagner, traffic
2. Sara Tilden, 1351 Wagner Road: Drainage, sewage, traffic, wetland disturbance, destruction of green space.
3. Joseph Hopke, 1210 Dune Meadows Drive: Property values
4. Ed Justice, 1005 Dune Meadows Drive: Traffic, property values, drainage
5. John McCrum, 1062 Jean-Baptiste: Property values, traffic study (lack of)
6. Bruce Smith, 1381 N. Wagner Road: Drainage, sewage
7. Eileen Guay, 1221 Wagner Road: Density, drainage, sewer capacity, traffic
8. Peggy McKain, 134 Arbre Croche: Property values, traffic
9. Peter Van Keuren, 297 Arbre Croche: Property values, traffic
10. Warren Johnson, 351 Six Box Lane: Drainage
11. Ralph Mora, 1013 Jean Baptiste: Traffic, Comprehensive Plan
12. Ellen Wilk, 265 Parc Aux Vaches: Property values, traffic
13. Maureen Phillips, 307 Parc Aux Vaches: Property values, traffic
14. Tom Anderson, 1038 Jean Baptiste: Traffic study, drainage, wetlands
15. Cindy Tilden, 400 Six Box Lane: Drainage, sewage, traffic

The Public Hearing was closed at 9:00 p.m. Mr. Mandon suggested the decision on the issue be tabled to the next regularly scheduled meeting to allow for review of comments and drawings with the Town Engineer. Mr. Grasher questioned why a traffic study was not requested and it was decided that Mr. Mandon and Mr. Kremke would provide traffic counts to the Commission at the next meeting. Mr. Bell requested covenants be provided by the Developer.

Motion by Mr. Bell to table discussion to the next regularly scheduled meeting; second by Mr. Grasher. Motion carried by individual voice vote 5-0.

E. 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. The draft was read into record. Motion by Mr. Bell to accept Findings of Fact as read; second by Mr. Grasher. Motion carried 5-0.
2. Proposal to Join Impact Fee Coalition, Porter County Builders Association: Study being conducted by A&F Engineering. Coalition consists of Porter, Chesterton, Burns Harbor, Portage, Valparaiso, Porter County. Total cost of study would be \$30,000 with Porter contributing \$750. Report would be presented in February or March. Motion by Mr. Bell to make recommendation to the Town Council to invest in the study; second by Mr. Eriksson. Motion carried 5-0.
3. Consultation concerning Iron Triangle property northeast of Old Porter Road and S. Mineral Springs Road. Discussion tabled to next meeting as developer was not present.
4. John Kremke, Duneland Group, continued discussion concerning multi-family development on Marquardt Road. Preliminary discussion involved reconsidering entrances.
5. Continued discussion of the Draft Zoning Map: Consider 1 year grace period for legal non-conforming uses who elect to change and waive fees for changes. Discussion was tabled to next regularly scheduled meeting.

E. Adjourn

Motion to adjourn by Mr. Bell, second by Mr. Grasher. Meeting adjourned at 10:30 p.m.

Eugene Chemma
President

Lisa M. Liebert
Secretary