

Minutes of the Porter Plan Commission

July 17, 2002

A. The meeting was called to order at 7:40 p.m.

B. Pledge of allegiance

Present: Mr. Grasher, Mr. Chemma, Mr. Bell, Mr. Liebert and Mr. Eriksson. Absent; Mr. Whisler. 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 amended by Mr. Bell second by Mr. Eriksson. Motion carried 5-0.

D. Audience Participation

None

E. Final Approvals

Request for final Subdivision approval, Munson Place, Lake Erie Land Company: Charles Howard present to speak on behalf of Petitioner. Any action taken on the request must be contingent upon an acceptable irrevocable letter of credit being approved by legal counsel and then accepted.

Mr. Zaremba indicated two green cards are still missing from the original notification (State of Indiana and Andershocks Nursery.) Mr. Zaremba stated, however, as long as the white cards are present, sufficient notice has been given.

Motion by Mr. Bell to give final approval on Munson Place contingent upon approval by all governmental bodies of irrevocable letter of credit required by the Town of Porter and that no mylars be signed until such letter is received; second by Mr. Grasher. Motion carried 5-0.

F. Preliminary Hearings

Mr. Mandon indicated that due to a miscommunication the request by Mary Kaczka was not on the mailed agenda. Motion to add the request of Mary Kaczka to the agenda by Mr. Bell; second by Mr. Eriksson. Motion carried 5-0.

Request for Construction of Horse Barn at 410 E. Oak Hill Road: Petitioner is seeking the opinion of the Planning Commission for the proper procedure to follow to get approval (agricultural exemption, temporary use, special use, or permitted use.) It was stated that when the BZA heard the request, they determined the process of agricultural exemption applies. Mr. Mandon disagreed, as the owner is not seeking a temporary use, she is planning to construct a building for permanent use. A special use process appears to be best suited to petitioner's request and was recommended by Mr. Mandon. The board agreed to pursue the request as special use.

Motion by Liebert to send the request to Public Hearing at the next regular meeting provided petitioner meets all public notice requirements; second by Mr. Eriksson. Motion carried 5-0.

G. Public Hearings

None

H. Other Business

1. Discussion of Draft Zoning Map: Further discussion regarding the parcel know as the 'iron triangle.' The board agreed to keep the zoning as R-3 PUD as discussed in the May, 2002 meeting. The board also stated any further comments on the zoning map from the public need to be submitted in writing to the Planning Commission and that such comments would be forwarded to the Town Council with the proposed zoning map changes.

Motion by Mr. Liebert to forward the Draft Zoning Map plus attached information to the Town Council with a favorable recommendation within 5 business days of the next regular Planning Commission meeting; second by Mr. Grasher. Motion carried 5-0.

2. Consultation regarding Subdivision of property: Gentleman interested in purchasing a home and property located at 751 N. Pearson Road questioned the procedure for wanting to subdivide the lot and build an additional home with the need for a private road to the rear residence. The Planning Commission recommended once he becomes owner of the property he file a petition for subdivision and that the request would be heard.

I. Adjourn

Motion to adjourn by Mr. Bell, second by Mr. Grasher. Motion carried 5-0.

Eugene Chemma
President

Lisa M. Liebert
Secretary