

**Town of Porter  
Plan Commission  
Meeting Minutes  
April 17, 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, Mr. Spanier, Ms. Duffie, Mr. Craig, Mr. Wagner, Ms. Madigan  
Absent: Mr. Timm, Mr. Mandon  
Also, Present: Ms. Sufana, Ms. Frost, Mr. Barry
- D. Quorum-There are enough present for a quorum.
- E. Consideration of Minutes from March 20, 2019 meeting  
Ms. Madigan made a motion to approve the minutes after making correction from the March 20, 2019 meeting, Mr. Wagner seconded.  
Motion approved 6-0
- F. Audience Participation-NONE
- G. Old Business- Discussion on minimum square footage and nonconforming structures.  
Minimum-Mr. Barry sent out a spread sheet with both his and Mr. Mandon's suggestions and the two ordinances for minimum square footage (see attached chart). Mr. Barry states most of the lots that remain in town are smaller lots at 49 ½ sq. ft wide. We have had people call about the lots and when they find out the minimum square footage per ordinance and that to change it for a smaller size, they would need to get a variance. They decide to look elsewhere. The fact that they would have to go through a process just turns the people away.  
Mr. Eriksson comments that back when they changed the minimum square footage, they raised it because of the Iron Triangle property. The owners of that property were wanting to put in a subdivision with around 300 houses, smaller lots mean smaller homes. They were not thinking about the future and the other smaller lots in the town. Mr. Barry states that with the current code there is too much building for the lot size. Ms. Frost comments that the board could do an overlay zone.  
Mr. Barry mentions that there are lots on Dune Forest Trail and that it has been a subdivision since 1920.  
Non-conforming-Mr. Mandon emailed a copy of section 205 Nonconforming structures and he crossed out and added what he suggests it to say in section b. Should any nonconforming structure or nonconforming portion of a structure be destroyed by any means, it shall be permissible to reconstruct said structure only in such a way so that the original dimensions and location are identical to the structure prior to being destroyed. Ms. Madigan thinks this is a great idea.  
Ms. Frost states her issue with it is the word only, it should be either/or.  
Ms. Frost explains that the Plan Commission prepares the proposal, then they have a public hearing, and then they send it to the council for approval.

Ms. Duffie made a motion to table both items until next month for more discussion, Ms. Madigan made second.  
Motion approved 6-0.

Ms. Madigan asks to discuss the use variance also. She thinks that it should be the 5 major conditions that need to be met.

Mr. Spanier comments it is a cleaner way with the 5 standards.

Mr. Barry said if you look in each section of the use variances there is a list of uses and it will also have to be updated.

Ms. Frost comments the State statute says you can set up special exceptions or special uses.

H. Preliminary Hearing-NONE

I. Public Hearing-NONE

J. Final Hearing-NONE

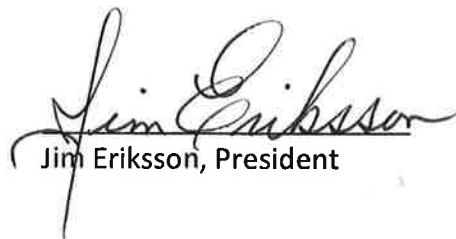
K. Findings of Fact-NONE

L. Other Business-  
Update from Attorney-  
Board Comments-

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

Motion 6-0

The next regular meeting will be held on May 15, 2019



Jim Eriksson, President

Ken Timm

James Spanier, Police Chief



Tara Duffie



Erik Wagner, Vice President



Laura Madigan



Lewis Craig, Fire Chief



Tammie Sufana, Secretary