

Minutes of the Porter Planning Commission
December 19, 2001

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

B. Pledge of allegiance

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

Member Kathryn Kozuszek resigned her position on the Commission per state statute that allows for no more than three municipal employees to serve on the Commission. Member Guy Grasher was appointed to fill a vacancy on the Town Council last month. The vacancy will be filled in 2002.

C. Consideration of minutes from previous meeting.

Motion to approve the October 17, 2001 meeting minutes as corrected by Mr. Whisler; second by Mr. Bell. Motion carried 5-0. Mr. Chemma abstained the vote.

Motion to approve the November 14, 2001 meeting minutes as written by Mr. Liebert; second by Mr. Bell. Motion carried 4-0. Mr. Eriksson and Mr. Whisler abstained the vote.

D. Audience Participation

Member Guy Grasher expressed concern regarding lack of sidewalks in the Oak Place subdivision, stating the petition for subdivision was approved contingent upon the placement of sidewalks.

E. Final Approvals

None.

F. Preliminary Hearings

None

G. Public Hearings:

Draft Zoning Ordinance: Public Hearing re-opened at 8:00 p.m. There were no narrative comments. The Public Hearing was closed at 8:01 p.m. Some wording for the Cell Tower Ordinance needs to be adjusted. Maps have been distributed to the members and have been placed for public review at the Town Hall and at Hageman Library. Mr. Mandon indicated the public has been responsive to the proposed changes and have contacted him to clarify lot lines, etc. There were minor grammatical and number agreement changes proposed to Mr. Mandon.

Mr. Chemma indicated the board should be prepared to submit the document to the Town Council for review at the Commission's next meeting. He stated the Council could begin to review the document while Public Hearings were taking place regarding the proposed maps. Mr. Bell expressed concern over the documents preparedness to be passed along to the town Council. Mr. Liebert assured Mr. Bell that if any changes or concerns presented themselves during Council's review, they could be addressed.

Mr. Chemma has obtained proposals from two legal firms specializing in Municipal Law interested in reviewing the document prior to it's adoption. Mr. Zaremba indicated the appropriateness of obtaining assistance from a firm who specializes in drafting such documents. Mr. Mandon informed the Commission that the document should become affective once the map is adopted.

H. Other Business:

1. Draft Zoning Map: Mr. Liebert questioned an area proposed as B-2 PUD. Mr. Grasher questioned current C-5 PUD zoning and it's relation to the proposed map.
2. Proposed changes to Rules and Procedures: Concern regarding the notification process for re-zoning of town. Changes have been proposed in the document in Article VIII Sections 2 and 3. Mr. Chemma requested the members review the Rules and Procedures for any changes elsewhere in the document as its review is coming in 2002.
3. Mr. Chemma indicated the Commission would need to review the town Comprehensive Plan in 2002 as well. Several situations have occurred that will impact it's use, and review will be necessary.
4. Mr. Liebert questioned if there was any information regarding Steel City's expansion plans. The members indicated there was no news at this time.

E. Adjourn

Motion to adjourn by Mr. Grasher; second by Mr. Eriksson. Motion carried 5-1, Whisler voting no. Meeting adjourned at 8:50 p.m.

Eugene Chemma
President

Lisa M. Liebert
Secretary