

Minutes of the Porter Planning Commission
October 17, 2001

A. The meeting was called to order at 7:45 p.m.

B. Pledge of allegiance

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

C. Consideration of minutes from previous meeting.

Motion to approve the minutes of the September 2001 meeting as written by Mr. Eriksson; second by Mr. Liebert. Motion carried 5-0.

D. Audience Participation

None

E. Final Approvals

None

F. Preliminary Hearings

Fox Chase Development, Summertree, minor modification to PUD: David DeBoer present to speak on behalf of petitioner. Mr. Mandon indicated the petitioner has done what was requested and that the building footprint will become each lot, with the outside property becoming common areas. There are drainage issues on Fieldstone Drive, will now need to drain to the north.

Motion to forego the Public Hearing on PUD modifications by Mr. Whisler; second by Mr. Liebert. Motion carried 5-0.

Mr. Mandon suggested the board move to allow authorized signature on documentation without the need to meet as a board.

Motion by Mr. Eriksson to approve the changes, that they be reviewed by the Town Planner and either the Commission Chairman or Vice-Chairman; second by Mr. Whisler. Motion carried 5-0.

G. Public Hearings:

None

H. Other Business:

1. **Discussion of sketch plan for Wagner Hills, adjacent to Dune Meadows.** John Kremke, Duneland Group, representing petitioner Horizon Development. The developer intends to extend public water and sewer lines to the development from Waverly Road (north of Splash Down Dunes) if the proposed number of lots in the subdivision

remains unchanged. Mr. Mandon indicated it was important to address lot size in how it relates to the newly proposed zoning ordinance, but that the potentially undersized lots cannot be held to the new zoning ordinance until it is adopted. Mr. Mandon also suggested the detention pond be dedicated to the town, and the review of lot orientations. Mr. Bell noted an ordinance should be created to guarantee dedicated park land.

2. **Further discussion on Draft Zoning Ordinance:** The changes have been submitted to the Commission Members. Cell Tower provisions have been added in Article 19. Motion to continue the Public Hearing to the next regular scheduled meeting by Mr. Whisler; second by Mr. Grasher. Motion carried 5-0.
3. **Presentation of Draft Zoning Maps:** Maps were submitted to Commission Members. There will be maps placed at the Town Hall and Hageman Library.

E. Adjourn

Motion to adjourn by Mr. Whisler; second by Mr. Grasher. Meeting adjourned at 9:40 p.m.

Eugene Chemma
President

Lisa M. Liebert
Secretary