

Minutes of the Porter Plan Commission

March 21, 2001

A. The meeting was called to order at 7:30 p.m.

B. Pledge of allegiance

Present: Mr. Chemma, Mr. Liebert, Mr. Bell, Mr. Grasher, Mr. Whisler, and Mr. Eriksson. Absent; Mrs. Powell. Also present were Mr. Mandon, and Mr. Zaremba.

C. Consideration of minutes from previous meeting.

Motion to approve the minutes of the previous meeting as written was made by Mr. Bell; second by Mr. Liebert. Motion carried 6-0.

D. Audience Participation

Jennifer Klug, 302 Lincoln Street: Questions concerning Rules and Procedures.

John Wagner, 551 N. River Drive: Question re: Deer Creek Subdivision.

Paulene Poparad, *Chesterton Tribune*: Question re: Rules and Procedures.

E. Final Approvals

1. **Rebecca Sue Brown Lloyd**: Request for final subdivision approval to subdivide into two lots of record on Beam Street near U.S. 20. The board requested that the petitioner submit an affidavit. Affidavit has been received. Mr. Mandon recommended approval of the two-lot subdivision.

Mr. Bell questioned the Building Commissioner (Whisler) regarding the intent of the petitioner on the property. Mr. Mandon reiterated intent is irrelevant.

Motion by Mr. Liebert to accept and grant final subdivision approval; second by Mr. Grasher. Vote was called: Whisler – yes, Liebert – yes, Grasher – yes, Bell – yes, Eriksson – no, Chemma – yes. Motion carried 5-1.

2. **Woodlake Springs, LLC**: Request for a six-lot subdivision for property located at Beam Street and Spring View Drive, 1.71 acres. John Kremke of the Duneland Group present on behalf of the petitioner.

Motion by Mr. Bell to accept final approval contingent upon the Town Council's approval of bond amount prior to signing the Mylar's; second by Mr. Eriksson. Motion carried 6-0.

E. Preliminary Hearings

None

F. Public Hearings:

1. Deer Creek Subdivision, Chip Mang: Request to subdivide property on the southwest corner of Wagner Road and U.S. Rt. 20, recently re-zoned R-1, 5-lots, 23.45 acres. John Kremke of the Duneland Group present to speak on behalf of the petitioner.

The public hearing was opened at 8:08 p.m. Proponents to the request and their comments are as follows:

- R.C. Lahayne, 601 Wagner Road: Approves of the request.
- John Wagner, 551 N. River Drive: Questioned the water easement and would like to have water/sewer service extended to his area when/if available.
- Richard Hoyle, 555 N. Wagner Road: Questioned easement for sewer.

There were no opponents to the request. The public hearing was closed at 8:14 p.m. Mr. Mandon recommends approval of the request.

Motion by Mr. Eriksson to approve the preliminary plat; second by Mr. Bell. Motion carried 6-0.

2. **J&L Limited:** Request to re-zone property located between 15th Street and Wagner Road from C-1 to C-3, 2.3 acres. Attorney Terry Heistand present to speak on behalf of the petitioners. Lorain Bell excused himself from the board, as he is part owner of the property to be considered.

The public hearing was opened at 8:40 p.m. There were no proponents to the request. Remonstrators and their concerns are as follows:

- James Green, 317 E. Franklin: Concerned about storage facilities being constructed across from the downtown business district.
- Cheryl Newman, 300 Franklin: Concerned about potential noise depending upon ultimate use, and the clearing of trees/green space.

The public hearing was closed at 8:48 p.m. The petitioner requested the matter be continued to discuss possible uses with the town planner.

Motion by Mr. Whisler to table the request; second by Mr. Liebert. Motion carried 5-0.

E. Other Business

1. Recommended amendments to “Rules and Regulations” and “Application and Procedures.” A new copy will be presented at the April 18, 2001 meeting.
2. Further discussion on draft zoning ordinance. Further discussions regarding PUD.
3. Review of Comprehensive Plan 2001. Review meeting was moved to April 2001. Request the Town Council incorporate new census data and make changes to the plan accordingly.

E. Adjourn

Motion to adjourn by Mr. Whisler; second by Mr. Bell. Meeting adjourned at 9:35p.m.

Eugene Chemma
President

Lisa M. Liebert
Secretary