

Minutes of the Porter Plan Commission

February 21, 2001

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

B. Pledge of allegiance

Present: Mr. Chemma, Mr. Liebert, Mr. Bell, Mr. Grasher, and Mrs. Powell. Absent; Mr. Whisler and Mr. Eriksson. 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 Mrs. Powell. Motion carried 4-0; Mr. Grasher abstaining as he was absent from January's meeting.

D. Audience Participation

Bill Rensberger questioned if the town of Porter will take a position regarding the newly proposed visitor center to be re-located to Porter. He suggested the town draft a letter to the proper authority to establish a position.

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.

Motion by Mr. Bell to deny the petition for final subdivision approval; second by Mrs. Powell. Mr. Mandon requested that reason for same must be given as finding of fact as there must be a reason to deny the request if the petitioner has met all of the requirements according to statute. Mr. Bell withdrew motion; Mrs. Powell withdrew second.

Motion by Mr. Bell to table until the Building Commissioner and Director of Public Works are present; second by Mrs. Powell. Vote called; Mrs. Powell – yes, Mr. Liebert – no, Mr. Grasher – no, Mr. Bell – yes, Mr. Chemma – no. Motion failed 2-3.

Motion by Mr. Grasher to approve the subdivision; second by Mr. Liebert. Vote called: Mrs. Powell – no, Mr. Liebert – yes, Mr. Grasher – yes, Mr. Bell – no, Mr. Chemma – yes. Motion failed 3-2.

Motions must pass by majority of full membership; 4 votes.

Motion to table until the March 21, 2001 meeting pending more information made again by Mr. Bell; second by Mrs. Powell. Discussion included asking Mr. Whisler and Mr. Powell for written statement on subject if they may not be in attendance at the March meeting. Vote called; Mrs. Powell – yes, Mr. Liebert – yes, Mr. Grasher – no, Mr. Bell – yes, Mr. Chemma – yes. Motion carried 4-1.

E. Preliminary Hearings

1. **Chip Mang, Deer Creek Subdivision:** Discussion of Sketch Plat and request to subdivide property on the southwest corner of Wagner and U.S. Hwy 20, recently re-zoned to R-1, 5 lots (23.45 acres.) Motion by Mr. Bell to send petition to public hearing at the March 21, 2001 meeting; second by Mr. Liebert. Motion carried 5-0

2. **Lorain Bell:** Petitioner request to re-zone land currently zoned B-1 to B-3.
Motion by Mr. Liebert to set request for Public Hearing at the March 21, 2001 meeting; second by Mrs. Powell.
Motion carried 4-0 with Mr. Bell abstaining citing conflict of interest.

E. Public Hearings:

1. **Woodlake Springs, LLC:** Requesting a six-lot subdivision for property located on Beam Street and Spring View Drive (1.71 acres.) John Kremke present to speak on behalf of the petitioner. Notable information included in the request are as follows:
 - Spring View Drive entrance will be widened at Beam Street in lieu of having a second emergency easement entrance.
 - 8' sidewalks will be installed along Beam Street, instead of 5'.
 - Each lot has new laterals for driveway location to keep curb cuts away from the corner.
 - Beam Street has no access easements.

The Public hearing was opened at _____. There were no remonstrators or proponents to the request. Public Hearing was closed at _____. Mr. Mandon recommended approval of the subdivision.

Motion by Mr. Bell to approve primary plat; second by Mr. Grasher. Motion carried 5-0.

E. Other Business

1. Recommended amendments to "Rules and Regulations" and "Application and Procedures." All recommended changes were submitted to Mr. Mandon to complete the next step.
2. Further discussion on draft zoning ordinance. All task groups will meet on March 12, 2001 at 7:00 p.m. in the Community Building.
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. Bell; second by Mrs. Powell. Meeting adjourned at 9:21p.m.

Eugene Chemma
President

Lisa M. Liebert
Secretary