

Minutes of the Porter Plan Commission
January 24, 2000

A. The meeting was called to order at 7:04 p.m.

B. Pledge of Allegiance

Present were Mr. Grasher, Mr. Bell, Mr. Eriksson, Mr. Whisler, Mr. Liebert, and Mrs. Powell. Absent was Mr. Chemma. Quorum was established. Also present were Mr. Powell and Mr. Kennedy.

Due to Mr. Chemma's absence, and because Plan Commission Vice-President Tom Bernth will no longer serve on the Plan Commission, Mr. Bell was selected to chair the meeting.

C. Consideration of minutes from previous meeting.

Approval of the December 13, 1999 meeting minutes was postponed due to discrepancies in the text. A meeting between the secretary and members of the board, as well as Mr. Kennedy will be necessary to make the changes/additions to the minutes for final approval.

Election of Officers: Nomination by Mr. Grasher to elect Mr. Chemma as the Plan Commission President. Second by Mr. Whisler. Hearing no additional nominations, motion by Mr. Grasher to close nominations. Second by Mrs. Powell. Motion to elect Mr. Chemma as Plan Commission President carried 6-0.

Nomination by Mr. Whisler to elect Mr. Bell as Plan Commission Vice-President. Second by Mr. Eriksson. Hearing no additional nominations, motion by Mr. Grasher to close nominations. Second by Mr. Eriksson. Motion to elect Mr. Bell as Plan Commission Vice-President carried 6-0.

Motion by Mr. Eriksson to nominate Mr. Bell as the appointment to the Board of Zoning Appeals. Second by Mr. Liebert. Motion to appoint Mr. Bell to the BZA carried 6-0.

Motion by Mr. Whisler to continue with Lisa Liebert as Plan Commission Secretary. Second by Mrs. Powell. Motion carried 6-0.

D. Audience Participation

1. Jennifer Klug, 302 Lincoln Street: question regarding zoning ordinance changes.
2. Carl Volkman, 1503 Clark Road: question regarding the building of a Phillips '66 gas station on the corner of Waverly and Rt. 20.

E. Old Business

1. **Final Approval, Michaels Minor Subdivision:** Petitioner Gordon Michaels is requesting a 3-lot subdivision 382 feet west of Mineral Springs Road on the south side of Beam Street. The parcel is zoned R-1. Bill Rensberger present to speak on behalf of the petitioner.

Mr. Eriksson questioned the drainage issue and would there be a problem with the sewer being placed under the road. Mr. Powell stated there would be no road cuts for the sanitary sewer line, and that it would be bored under the road.

He also stated that the town would be responsible for installing a culvert to ease in the drainage problems for the area. Mr. Powell indicated the Town Council has been issued a listing of items to be completed in the upcoming year, with this particular project included. He stated it would be the decision of the Town Council to prioritize which improvements would be made and when they could be made.

It was suggested that approval of this subdivision be contingent upon the drainage in the area being enhanced by the town. Mr. Eriksson questioned if the funds are available to complete the project. Mr. Powell indicated they are available and are a portion of the suggested infrastructure improvements for the town in the upcoming year.

Mr. Kennedy indicated he needed the white cards for two nearby property owners to record proof of notice. Mr. Rensberger stated he believed they were at the Town Hall. Mr. Kennedy indicated he would look into the issue.

Motion by Mr. Eriksson to approve the minor subdivision with the understanding that there will be no building permits issued until the town has had the opportunity to correct and improve the drainage problem in the area. Second by Mr. Whisler. Motion carried 6-0.

2. **Final Approval, McDonald Re-zoning and Subdivision:** John Kremke present to speak on behalf of the petitioner. The petitioner is requesting a 3-lot subdivision, currently zoned R-3. The Plan Commission requested the property be re-zoned prior to reviewing the subdivision.

Motion by Mr. Whisler to accept the final approval of the McDonald minor subdivision contingent upon the ordinance being passed by the Town Council on the January 25, 2000 meeting. Second by Mr. Eriksson. Motion carried 6-0.

3. **Preliminary Hearing, Leonardos Calengas:** The issue was dropped from the agenda as Mr. Mandon was still working with the petitioner on the issue.
4. **Draft Zoning Ordinance:** The issue was dropped from the agenda, as the document was not available at this time.

E. New Business.

None at this time.

F. Adjourn

Motion to adjourn by Mr. Whisler. Second by Mr. Eriksson. Meeting adjourned at 7:55 p.m.

Eugene Chemma
President

Lisa M. Liebert
Secretary