

Minutes of the Porter Plan Commission
November 22, 1999

A. The meeting was called to order at 7:07 p.m.

B. Pledge of allegiance

Present were Mr. Grasher, Mr. Bell, Mr. Bernth, Mr. Donley, Mr. Chemma, and Mr. Eriksson. Absent was Mr. Whisler. Quorum was established. Also present were Mr. Mandon and Mr. Kennedy.

C. Consideration of minutes from previous meeting.

Motion to approve the minutes as corrected by Mr. Bernth. Second by Mr. Bell. A vote was called: Mr. Donley – Abstain, Mr. Bernth – Yes, Mr. Bell – Yes, Mr. Grasher – Yes, Mr. Eriksson – Yes, Mr. Chemma – Yes. Motion carried 5-0.

Mr. Mandon requested the board remove two items from the agenda until the December meeting. Petitioners for the Potts and Michael's subdivisions requested to be postponed. Mr. Mandon also notified the board that a representative from the Marquette Point subdivision wished to be added to the agenda this evening. Motion by Mr. Bernth to remove Potts subdivision and Michael's subdivision and add Marquette Point to the agenda. Second by Mr. Bell. Motion carried 6-0.

Mr. Chemma notified the board and those attending the meeting about a workshop/meeting to be held in the area for members of both the Plan Commission and the Board of Zoning Appeals next year. He explained how it would be of benefit to current board members, and those wishing to serve on the boards in the upcoming years to attend the workshop. He stated he would notify the BZA and the Town Council about the workshop in the upcoming months as more information becomes available.

D. Audience Participation

None.

E. Old Business

1. **Preliminary Hearing, McDonald Subdivision**: Petitioner Robert McDonald, 301 S. Mineral Springs Road, requesting to subdivide 7 acres to a 2-lot subdivision, currently zoned R-3. John Kremke present to speak on behalf of the petitioner.

Questions about the zoning were brought up. Mr. Mandon recommended that the condition of the subdivision be the property be re-zoned R-1 in order to continue and be consistent with all of the properties in the surrounding area.

Mr. Bell questioned the future for lot one in the subdivision. He questioned if there could be a condition placed on the subdivision that utilities be required if further subdivision of this lot occurred. Mr. Mandon agreed that it could be a condition.

Mr. Bell questioned if the dwellings on each lot shared a septic system. Mr. Kremke stated they were two separate systems. He also pointed out there was a small pathway connecting the two dwellings that could be removed if requested.

Mr. Eriksson questioned how conditions could be placed upon the agreement to bring in sewers if there is further subdivision. Mr. Bell questioned if the condition could be placed at this time, as the subdivision is two lots. Mr.

Mandon stated the condition couldn't be placed at this time, but that it could be placed if further subdivision occurred of one of the lots.

Mr. Bernth placed a motion before the board at this time. Motion to accept the sketch plat and schedule public hearing and send a strong message to the petitioner that this subdivision will not be accepted without rezoning to single-family (R-1.) Second by Mr. Eriksson.

Mr. Grasher questioned if the agenda needs to be changed to reflect a 2-lot subdivision for the public hearing process.

Mr. Bell questioned if it was necessary to have a public hearing for a re-zoning. Mr. Mandon stated final approval on this petition couldn't be granted until the town council approves the re-zoning.

Mr. Bernth amended the motion. Motion to schedule the McDonald minor subdivision for public hearing for subdivision and downzoning from R-3 to R-1. Second by Mr. Eriksson. A vote was called: Mr. Donley – Yes, Mr. Bernth – Yes, Mr. Bell – Yes, Mr. Grasher – Yes, Mr. Eriksson – Yes, Mr. Chemma – Yes. Motion carried 6-0.

2. Mr. Chemma requested the December meeting be rescheduled for December 13th.
3. **Marquette Pointe:** Request to extend primary plat approval and to extend the bond amount through the winter so the petitioner can possibly begin construction through the winter months. There was some discussion about Mr. Bonin not paying his fees in another development in town. The fees in lieu of need to be calculated to present to Mr. Bonin so the fees can be paid.

Mr. Bell stated that no occupancy permits or building permits should be issued until the fees in lieu have been paid.

Mr. Bernth questioned if the Plan Commission has the authority to grant extensions. Mr. Mandon stated he believed it was under the Commissions authority to do so, but under a limited time period.

Mr. Bell stated he was reluctant to grant a one-year extension. Mr. Kremke stated he didn't believe a six-month extension was enough, but if the board agreed, that a nine-month extension might be acceptable to the petitioner.

There was discussion about the actual date preliminary approval was given. According to past meeting minutes, approval was given at the October, 1998 meeting. It was determined that a bond must be posted and that the subdivision recorded. Mr. Bell stated the bond must be reviewed by the town engineer and the town council for approval. Mr. Kremke notified the board he would discuss it further with the petitioner.

4. **Comprehensive Plan:** Changes in the maps and text of the Plan from the previous meeting were made to the plan and were outlined and explained to the board and the public in attendance. Mr. Mandon submitted the changes in memorandum format, and a copy may be attached to the minutes for perusal. Additional changes were discussed, and additional public input was heard. A summary of the discussion follows:
 1. Patricia Volkman, 1503 Clarke Road: width requirement established? Mr. Mandon stated distances would be established in the ordinances.
 2. Adjusting the access for Signature Graphics.
 3. Potential traffic problems at the U.S. 20/I-94 cloverleaf if retail established in that location.
 4. Bob Walstra, Woodlawn Avenue: could the speed limit be lowered on U.S. 20? The state highway has jurisdiction over the stretch of road, and would have to approve a reduction in speed limit.
 5. Herb Reed, Tremont Road north of the Porter boundary: concerns over particular areas being developed that could be better left to prairie usage. Additional property belongs to the National Lakeshore that is not currently marked on the map. Would prefer residential to buffer National Park boundary in the Canonic area. Concern

over proposed thoroughfare roadway may be running through his property.

6. Nancy Hokansen, 412 Michigan: Concern over her property being designated park property on the future land use map.
7. Jack Darnell, 6 Box Lane: Concern over proposed thoroughfare extension of 6 Box Lane connecting to a nearby subdivision. Mr. Mandon and the members of the board pointed out there was no immediate plan for a thoroughfare to connect the properties, and that the town would not be the body initiating the addition of a thoroughfare in this location. It was pointed out that potentially a developer of the property would be required to add the roadway in the future.
8. Melinda Darnell, 350 6 Box Lane: Concern over proposed thoroughfare extension of 6 Box Lane.
9. Warren Johnson, 6 Box Lane: Concern over proposed thoroughfare extension of 6 Box Lane.
10. Jim Demitrove, Clarke Drive: Concern over the proposed thoroughfare extension of 6 Box Lane.

A Public Hearing for the Comprehensive Plan will be posted for the regularly scheduled Plan Commission meeting on December 13, 1999.

E. New Business.

None at this time.

F. Adjourn

A motion to adjourn the meeting was made by Mr. Bell. The meeting was adjourned at 9:40 p.m.

Eugene Chemma
President

Lisa Liebert
Secretary