

Minutes of the Porter Plan Commission
November 8, 1999
Public Hearing Regarding the Porter Comprehensive Plan

A. The meeting was called to order at 7:00 p.m.

B. Pledge of allegiance

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

C. Opening of Public Hearing

The Public Hearing for the Porter Comprehensive Plan was opened at 7:02 p.m. Mr. Chemma requested proponent comments from the public. The following is a listing and summary of what each citizen commented on:

1. Laurie Franke-Polz: Complimented the town for taking the initiative to prepare for future growth.
2. Patricia Volkman, 1503 Clark Road: (1) Overall in agreement with proposed plan, but would like some provisions to be placed in the plan for access roads into commercial areas that are proposed on U.S. 20. Mr. Mandon agreed that stronger language needed to be placed into the thoroughfare plan in the document to avoid excessive curb cuts on U.S. 20. (2) Mrs. Volkman requested a 60-foot natural vegetation barrier be allowed for in the proposed Industrial area on the south-east section of the U.S. 20/S.R. 49 cloverleaf, as well as other industrial areas. Mr. Mandon pointed out his recommendation for Industrial PUD in the area so that such provisions for buffers can be imposed. (3) Mrs. Volkman questioned the proposed zoning of a current residential area to office/service. Mr. Mandon indicated the document does not re-zone property, just that it provides a guide for the Plan Commission to approve or deny petitioner requests in the event the request for re-zone is presented before the board. (4) In regards to the downtown area, on the south side of the railroad tracks. The proposed area is colored as convenience/tourist and some light industrial. Mrs. Volkman indicated she disagreed with the proposal of light industrial in the downtown area. Mr. Chemma suggested this particular area could be better utilized as convenience/tourist. He suggested a possibility of constructing a train station in future years. Mr. Mandon agreed with the suggestions, and indicated a change would be made to the western portion of the section, and not to include the existing building area.
3. Greg Babcock: Representing his client Tom Tittle expressed concerns over no provisions in the plan for communications towers.
4. Michael Liebert: Questioned if a zoning map may be included in the document to better aide in determining current zoning compared to proposed future land use zoning. Mr. Mandon indicated that would not be possible. Mr. Liebert also suggested the areas at Porter Beach that are currently zoned residential, and are colored as such, also be shown as lease-back properties as they are federal holdings. The change was noted and will be applied.
5. Mike Henkel: Questioned the classification and usage of Beam Street and Mineral Springs Road. Mr. Henkel also questioned the proposed development along the U.S. 20 corridor and the potential for increased curb cuts which would result in a greater accident potential. Mr. Mandon stated he proposed less curb cuts along the U.S. 20 corridor to avoid such problems as occur in other larger towns. He stated an access road to any commercial/retail developments along the corridor would be more beneficial.

6. Patricial Volkman: Expressed concern over the proposed thoroughfare to connect Canonie Drive to Elm.
7. Representative from the Duneland Chamber: Questioned the inclusion of bicycle trails in the Plan, and indicated the town could seek assistance from the National Mainstreet Organization to aide in any downtown revitalization projects.

The hearing was scheduled for continuance at the regularly scheduled November 22, 1999 meeting. A motion was made by Mr. Donley to continue the hearing on the 11/22/99 meeting as the last agenda item, and that the agenda would be closed to all new business. Second by Mr. Eriksson. A vote was called: Mr. Donley – Yes, Mr. Bernth – Yes, Mr. Eriksson – Yes, Mr. Chemma – Yes. Motion carried 4-0.

Adjourn

A motion to adjourn the meeting was made by Mr. Donley. Second by Mr. Bernth. The meeting was adjourned at 9:10 p.m.

Eugene Chemma
President

Lisa Liebert
Secretary