

Minutes of the Porter Plan Commission
September 27, 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. Whisler, Mr. Donley, and Mr. Chemma. Absent was Mr. Eriksson. Quorum was established. Also present was Mr. Mandon.

C. Consideration of minutes from previous meeting.

Motion to approve the minutes as corrected by Mr. Bernth. Second by Mr. Bell. Motion carried 6-0.

D. Audience Participation

Jennifer Klug, 302 Lincoln Street, addressed the board to request that review and approval of the Comprehensive Plan be postponed until after the November 2nd election. Mr. Chemma stated there has been serious and careful consideration taken during the revision and review process over the course of the past year regarding the Comprehensive Plan. He also noted the Plan would be open to review and reconsideration at any time once it is adopted by the Town Council. Mr. Chemma stated that although he appreciated Ms. Klug's comments and concerns regarding the implementation of the Comprehensive Plan, the board is satisfied with the time allowed for continued review and consideration of the document, and that there will be Public Hearings scheduled to allow the citizens of Porter to voice their opinions concerning the future of the Town of Porter as guided through the Plan.

Mr. Bernth asked Ms. Klug what areas in particular were of major concern to her and the other citizens she alluded to in her opening comments. Ms. Klug noted a widespread dissatisfaction with Chapter 10. Mr. Bell commented that Public Hearings will be conducted to hear and implement input from the citizens of Porter, and that the Commission should wait until the Hearings to address public comments. Mr. Chemma noted the Plan was not complete, and would be changed as necessary in the coming months to include public input. Mr. Whisler noted his appreciation for the leadership surrounding the review, revision, and implementation of the Plan.

E. Old Business

1. **Public Hearing, Major Subdivision:** John Kremke present to speak on behalf of petitioners Bob and Charlene Hauber who wish to divide their current parcel into 4 lots. Mr. Kremke provided a detailed explanation of the petitioner's intent for the property, and addressed potential concerns.

The Public Hearing was opened at 7:21 p.m. Mr. Chemma requested comments from proponents of the request. There were no proponents. Mr. Chemma requested comments from opponents to the request. There were no opponents. The Hearing was closed at 7:22 p.m.

Mr. Mandon presented his findings concerning the petitioner's request to the board. Mr. Mandon recommended approval of the petition based upon the request being well suited for the neighboring properties.

Mr. Bell pointed out the subdivision would require money for parks, or paid in lieu, and questioned if a calculation had been addressed at this time. Mr. Mandon indicated he would address the fees prior to the next meeting.

A motion was made by Mr. Bell to approve the Primary Plat of the Hauber Subdivision contingent upon Mr. Powell's approval, and money paid in lieu of park. Second by Mr. Bernth. A vote was called: Mr. Whisler – Yes, Mr. Donley – Yes, Mr. Bernth – Yes, Mr. Bell – Yes, Mr. Grasher – Yes, Mr. Chemma – Yes. Motion carried 6-0.

2. **Approval of Plan Commission Rules and Procedures:** Mr. Kennedy was absent, but has the final copies of the Rules and Procedures, with necessary changes concerning codes.
3. **Review of the Draft of the Comprehensive Plan:** Mr. Donley requested a brief review of the items reviewed and revised at the previous meeting. Mr. Mandon reviewed the most recent changes with the board:
 - Page 28, population figures have been adjusted.
 - Page 33, adjust and clarify wording concerning multi-family zoning.
 - The word “dreadfully” to be stricken from document.
 - Page 47, streets or thoroughfares that need work.
 - Page 61, adjusted to address rehabilitation of downtown area.
 - Page 75, restatement of the results of the federal acquisition of the National Lakeshore.
 - Page 77, restatement of Lakeshore acquisition results, and impact on rest of town.

There was discussion of the use of grants or tax abatement to improve particular areas in the town, and how the use would be determined. Mr. Bell questioned the best scenario for rehabilitating the downtown area, would it need to be done as a whole? Mr. Mandon stated areas could be designated and specific.

Mr. Bernth suggested prioritization be removed from the street improvement section, as well as the specific suggestion of one-way streets, until a thoroughfare study has been completed.

A Public Hearing was set for Monday, October 18, 1999 from 7:00 to 9:00 p.m. to review the Plan. Another review session was scheduled, at the request of Mr. Grasher, for Monday, October 11, 1999 from 7:00 to 9:00 p.m.

A motion by Mr. Bernth to schedule the Comprehensive Plan for a Public Hearing on October 18, 1999. Second by Mr. Bell. A vote was called: Mr. Whisler – Yes, Mr. Donley – Yes, Mr. Bernth – Yes, Mr. Bell – Yes, Mr. Grasher – Yes, Mr. Chemma – Yes. Motion carried 6-0.

E. New Business.

None.

F. Adjourn

A motion to adjourn the meeting was made by Mr. Whisler. Second by Mr. Bell. The meeting was adjourned at 8:46 p.m.

Eugene Chemma
President

Lisa Liebert
Secretary