

Minutes of the Porter Plan Commission
June 28, 1999

A. The meeting was called to order at 7:06 p.m.

B. Pledge of allegiance

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

C. Consideration of minutes from previous meeting.

Motion to approve minutes as corrected of previous meeting was made by Mr. Bell. Second by Mr. Eriksson. Motion carried 5-0.

D. Audience Participation

Attorney Terry Hiestand was present to request a petition by Jody Bennett to re-zone property currently C-1 to C-3 is placed on the agenda for public hearing at the July 26, 1999 meeting. Motion by Mr. Bell to set the Bennett issue for public hearing at the next regularly scheduled meeting. Second by Mr. Eriksson. A vote was called. Mr. Eriksson – Yes, Mr. Bell – Yes, Mr. Bernth – Yes, Mr. Whisler – Yes, Mr. Grasher – Abstain. Motion carried 4-0.

E. Old Business

1. **Public Hearing:** Dorothy Ragsdale, 201 Detroit Road, petition for a minor subdivision. Terry Hiestand was present to speak on behalf of the petitioner and highlighted the changes made to satisfy the concerns of the Plan Commission.

The public hearing was opened at 7:17 p.m. Mr. Bernth requested opinions from proponents on the issue. Jerry Kratowicz, 1520 Clarke Drive, questioned how many homes would be constructed on the site. Mr. Hiestand responded that one home would be placed upon the site. Mr. Kratowicz also questioned where the access would be, and what kind of home would be constructed. Mr. Hiestand informed Mr. Kratowicz that access would be from Clarke Drive and that the home to be constructed would have to meet the requirements of the Porter town code. Upon hearing the responses, Mr. Kratowicz stated he was opposed to the petitioner's request.

Karl Volkman, 1503 Clarke Drive, spoke out in favor of the petitioner's request and stated several other residents were in agreement with him, although they were not present at the meeting.

The public hearing was closed at 7:23 p.m. Mr. Bernth requested comments from Mr. Kennedy. Mr. Kennedy stated that proper notice had been given, but he was uncertain if the fees had been paid. Mr. Hiestand stated that they had been paid, and Mr. Bernth affirmed this was true.

Mr. Bell questioned the opponent to the petitioner's request, Mr. Kratowicz, why he was against the request. Mr. Kratowicz stated he appreciates the openness of the surrounding area, and that he's concerned about the kind of structure that might be placed upon the site. Mr. Kratowicz stated he believes anything placed upon the site will only aide in devaluing his property.

Mr. Bell questioned what size home could be placed upon this particular site. Mr. Hiestand informed the board the residence would be no more than 75 feet long. Mr. Bell asked Mr. Whisler what was the minimum required lot size for a single-family home. Mr. Whisler stated the lot size meets the requirements for a constructing the proposed residence.

A motion was made by Mr. Bell to approve the Ragsdale minor subdivision. Second by Mr. Whisler. A vote was called. Mr. Whisler – Yes, Mr. Bernth – Yes, Mr. Bell – Yes, Mr. Eriksson – Yes, Mr. Grasher – Abstain. Motion carried 4-0.

2. **Draft of the Comprehensive Plan:** Mr. Bernth stated it was not practical at this time to divide and meet on the plan this meeting because not all integral members were present. The next workshop was scheduled for Monday, July 12, 1999 from 7-9 p.m. at the Community building. The task groups have met and are working to complete a draft for public hearing.

Mr. Grasher stated he would appreciate consecutive page numbers in the document.

Mr. Kennedy suggested each task group photocopy it's notes and changes for Mr. Mandon for his review to check the progress of each task group. Mr. Bernth requested each group's chairperson be responsible to get the changes copied for Mr. Mandon.

Jennifer Kluta, an audience member, asked the board what the purpose of the Comprehensive Plan was. Mr. Bernth clarified that once the Plan is complete and adopted it will be utilized as a guide for ordinances and decisions made by the town through the Plan Commission and the BZA. Ms. Kluta also questioned if the Plan would be utilized as the basis for getting grants. Mr. Bernth stated, yes, for the park department and infrastructure improvements in particular.

E. New Business

There was no new business introduced at the meeting.

F. Adjourn

A motion to adjourn was made by Mr. Bell. Meeting adjourned at 7:40 p.m.

Eugene Chemma
President

Lisa Liebert
Secretary