

Minutes of the Porter Plan Commission
January 25, 1998

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

B. Pledge of allegiance

Present were Donley, Chemma, Grasher, Bell, Bernth, Whisler, and Eriksson. Quorum was established. Kennedy was not present.

C. Consideration of minutes from previous meeting.

Motion to accept the minutes as ammended was made by Bernth, and the second by Bell, motion passed 7-0.

D. Audience Participation

There were no comments from the audience.

E. Old Business

Harbrecht subdivision: Final subdivision approval Bill Rensenberger present to address road damage bond and park fee on behalf of petitioner. There was discussion and agreement on the following topics:

- ? Although there is no bearing upon the approval for Harbrecht, there needs to be an adjustment made on the town ordinance which deals with road damage bonds. This issue will be brought to the town council.
- ? Park fee will be paid before final plat has been signed, as done in past.
- ? Ammended covenants are okay to adopt, subject to the approval of proper language, as established by Kennedy.
- ? Lift station improvement details will be worked out. No building permits will be issued until upgrades are agreed upon and completed by builder.

Motion by Bell that final plat approval be given to Sugarbush subdivision contingent upon approval of language of the covenants by counsel and that fee in lieu of be paid prior to final plat signing. Second by Donley. Motion passed 7-0.

Valpatic Subdivision: Final Subdivision Approval There was discussion and agreement on the following topics:

- ? Low-profile dusk to dawn lighting at each lot was added to covenants.
- ? Covenants will be reviewed by counsel to insure language is appropriate.
- ? Because of drainage and elevation concerns, sidewalk requirement will be waived.
- ? Park fee in lieu will be waived.
- ? A question about covenant #1 “no mobile homes or modular homes to be allowed in subdivision...,” town is not opening itself up for liability with FHA. Subdivision controls covenants.
- ? Fee has been paid

Motion by Bernth for final approval contingent upon counsel’s approval of covenants. Second by Chemma. Motion passed 7-0.

Bearup Subdivision: Final Subdivision Approval Robert Bearup presented to the Plan Commission. Petitioner addressed park fee, and building footprint on smallest lot.

The following topics were discussed and agreed upon:

- ? Changes were made to covenants to include low-profile dusk to dawn lighting.
- ? There must be changes made in wording regarding utilities, must read they will be placed underground. "Overhead lines" to be deleted.
- ? Subdivision fee and Park fee has been paid.

Motion by Bell to approve contingent upon language being approved and owner certification by counsel. Second by Donley. Motioned passed 7-0.

Jenesko Subdivision: Public hearing- Hearing was opened at 8:00 p.m. John Kremke present to speak on behalf of petitioner. Fee had not been paid, decision to continue with hearing contingent upon fee being paid the following morning. Presentation was made. Janet Clarke from the floor expressed concerns regarding drainage from new buildings. Bill Rasco from the floor expressed concerns over number of units allowed on each lot. Public hearing was closed at 8:17 p.m.

The following topics were discussed and agreed upon:

- ? Legal notices have been made in newspaper regarding subdivision.
- ? Planning lot line swails. Final plat approval will be contingent upon a drainage plan.
- ? Drainage must coincide with town improvement.
- ? Petitioner needs to follow up with NIPSCO regarding underground utilities.

Motion by Bell for preliminary approval contingent upon a duplex only on each lot, that drainage be shown on plans, that prior to next meeting drainage plans be approved by town engineer, and underground utilities be established in wording. Second by Eriksson. Motion passed 7-0

F. New Business

Elections:

Motion by Bell to nominate Gene Chemma for Chairman. Nominations closed. Second by Donley. Motion passed 7-0.

Motion by Donley to nominate Tom Bernth for Vice President. Nominations closed. Second by Eriksson. Motion passed 7-0.

Horizon Development- John Kremke present to speak on behalf of petitioner to notify commission about progress. Petitioner requests a special meeting for final plat approval.

Motion by Bernth to hold meeting immediately and to place on agenda. Second by Whisler.

Whisler, Chemma, Grasher, Bernth - Yes. Donley, Bell, Eriksson - No. Motion denied for reason of unanimity.

Motion by Bernth to schedule special meeting on Monday, February 1, 1999 at 7:00 p.m. contingent upon hall being available, to discuss Oak Hill Place. Second by Donely.

Donley, Chemma, Grasher, Bell, Eriksson, Bernth - Yes. Whisler - No. Motion passed 6-1

G. Adjourn:

Motion to adjourn by Bernth. Meeting adjourned at 8:50 p.m.

Guy Grasher
President

Lisa Liebert
Secretary