

**Town of Porter
Plan Commission
Meeting Minutes
July 18, 2018
5:30 p.m.**

- A. Meeting was called to order at 5:33 p.m.
- B. Pledge of Allegiance
- C. Roll Call/Determination of Quorum
Present: Eriksson, Spanier, Timm, Duffie, Madigan, Brueckheimer, Wagner
Also Present: Ms. Sufana, Mr. Frost, Mr. Mandon, Mr. Barry
- D. Quorum-There are enough present for a quorum.
- E. Consideration of Minutes from May 16, 2018 meeting
Mr. Wagner made a motion to approve the minutes from the May 16, 2018 meeting,
Mr. Timm seconded.
Motion approved 7-0
- F. Audience Participation-NONE
- G. Old Business- NONE
- H. Preliminary Hearing-Carl Cox, 1700 Old Porter Rd, Porter, is requesting a rezone on his property from an R1 to I1. Mr. Barry explains building was built in 1976 and the property was an I1. According to zoning map in 1995 the property was rezoned to an R1. Mr. Cox is trying to sell the property and Mr. Barry suggested he gets it corrected back to an I1.
Mr. Timm made a motion to set the request to public hearing at the August 15, 2018 meeting, Ms. Brueckheimer made second.
Motion passed 7-0
- I. Public Hearing-
 - 1. Big Creek LLC, Dane Jackson, 560 Graham Dr, Chesterton, is petitioning to rezone 6 Franklin St. from R2 to R3. Mr. Jackson states he is dividing current house into two units in the front and on the back lots he wants to put up to four plex's for senior living.

Public Hearing opened at 5:43 pm- there was no one in favor of petition.

Opposition-Terry Hiestand, Attorney, 117 Broadway, on behave of Ms. Marcia Bell who was also present, strongly oppose it is not an extension or expansion of an existing zoning classification surrounding it. Also, R3 clearly conflicts with the single-family development of the neighborhood. And it fails to conform with the Porter Zoning Ordinance.

Trae Christenson, 204 Wagner Rd, Porter, what about storm water runoff and property value. How are you going to make it elderly only?

Josh Pool, 2 Franklin St, is concerned about traffic at that end of the neighborhood.

Sherill Newman, 300 Franklin St, Porter, we are a single-family neighborhood are we going to allow this?

Mr. Hiestand believes the division of house goes against Town ordinance.

Mr. Jackson, as far a density you will not have that many coming in. On his plan it is only going to have three bedrooms where as a house can have four or more. As far as traffic these are going to be seniors and some of them will not be driving.

Public hearing closed at 5:51 p.m.

Ms. Brueckheimer has big concerns with square footage. The buildings look like cabins. She is concerned about whether it will be a public or private roadway. She has no issue with the house on Franklin St. We have drainage issues there all ready that will have to be addressed.

Ms. Frost wants to clarify that the Plan Commission makes a recommendation to send to Town Council for approval.

Mr. Spanier made a motion to decline request and Ms. Duffie seconded motion. Motion passed 6-1 Mr. Wagner was against motion.

Mr. Spanier made a motion to have Mr. Barry forward the recommendation to the Town Council and Mr. Timm seconded motion.

Motion passed 7-0.

2. Franklin House Commons, Dane Jackson, 560 Graham Dr, Chesterton, requesting Subdivision approval for 6 Franklin St. He would like to take the house on Franklin St and turn it into a duplex and put two duplexes in the back.

Ms. Madigan would like clarification that he is requesting to take the three lots in the back and turn it in to two lots.

Public Hearing opened at 6:04 pm- there was no one in favor of petition.

Opposition-Terry Hiestand, Attorney, 117 Broadway, on behave of Ms. Marcia Bell who is also present. This minor subdivision doesn't meet the subdivision requirements set by the Town for subdivisions for several reasons.

Mr. Mandon states that if the council agrees with the Plan Commission on the rezone it will remain R2 the petitioner can proceed to put three homes on these lots without the subdivision approval. These are legal lots of record and he can build on them.

Trae Christenson, 204 Wagner Rd, owns same three lots on the other side of petitioner, if he builds a roadway does he have access to that road. Mr. Barry comments the reason there is no public road there is there is a house on Wagner Rd.

If it is a private road it would be up to the two owners whether you would have access. If it is a private right of way he would have access.

Public hearing closed 6:18 pm

Mr. Spanier made a motion to approve the subdivision request and Mr. Timm made second.

Motion passed 7-0

J. Final Hearing-NONE

K. Findings of Fact-Mr. Wagner made a motion approve the findings, and they meet the finding ordinance, Mr. Timm seconded motion.

Motion passed 7-0

L. Other Business-NONE

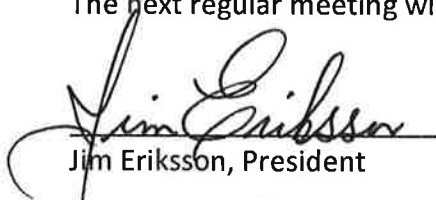
Update from Attorney-
Board Comments-

M. Adjournment-6:16 pm


Wagner made a motion to adjourn and Brueckheimer seconded motion.

Motion passed 7-0.


The next regular meeting will be held on August 15, 2018



Jim Eriksson, President



Ken Timm



James Spanier, Police Chief

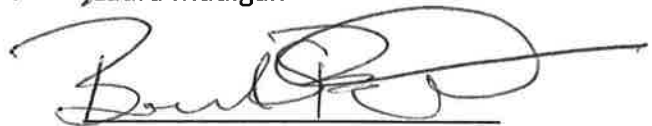


Tara Duffie

Erik Wagner, Vice President



Laura Madigan



Brenda Brueckheimer, Public Wks Director



Tammie Sufana, Secretary