

**Town of Porter
Plan Commission
Meeting Minutes
May 16, 2018
5:30 p.m.**

- A. Meeting was called to order at 5:37 p.m.
- B. Pledge of Allegiance
- C. Roll Call/Determination of Quorum
 - Present: Eriksson, Spanier, Timm, Duffie, Madigan, Brueckheimer
 - Also Present: Ms. Spanier, Mr. Frost, Mr. Mandon, Mr. Barry
 - Absent: Mr. Wagner, Ms. Sufana
- D. Quorum-There are enough present for a quorum.
- E. Consideration of Minutes from March 21, 2018 meeting
 - Ms. Brueckheimer made a motion to approve the minutes from the March 21, 2018 meeting, Ms. Madigan seconded.
 - Motion approved 6-0
- F. Audience Participation-NONE
- G. Old Business- NONE
- H. Preliminary Hearing-
 - 1. Franklin House Commons, Dane Jackson, 560 Graham Dr, Chesterton is requesting Subdivision approval for 6 Franklin St. He purchased the property for housing for seniors. First, he will be taking the original house and turn it into two units. One unit will be a one bedroom, the other unit will be a two-bedroom unit. On the back side there is three vacate lots he is going to make into two larger lots and put two four-plex's there. Each unit will have a living room, kitchen, bathroom. There will still be a lot of green space. Wants to keep as much of the vegetation that is there as possible.
 - Mandon asks he is has any renderings of the buildings you'll be doing. Jackson stated he is working with Mr. Barry on them and will have before next meeting.
 - Duffie asks what the square footage will be. Jackson states the first unit will be one bedroom 672 square feet and two-bedroom unit will be 810 square feet. The four plex's will be 475 square feet.
 - Brueckheimer states two lane parking off of Sexton Ave. Jackson said yes, it is 18 ft wide, gravel base with asphalt on top. Also parking off of Rankin.
 - Duffie question about building and selling since senior living. Mandon states we can not put conditions on R3 zoning unless you do a PUD. You can not dictate who he rents to.
 - Madigan asks how you can regulate who you are going to rent to. Ms. Frost doesn't believe he can strictly say senior only.

Mandon states gathering more information as we go. Assuming all paperwork is in order we can proceed to public hearing. With more pictures.

Barry comments he will have all the information needed for the public hearing.

Spanier asks Mandon about the road and if he turns it over to the Town. Mandon comments it should be up to Town spec's. He recommends an Engineer take a look and see samples. All this needs to be finalized prior to decision.

Brueckheimer made a motion to set application for subdivision approval for public hearing at next meeting on June 20 and Timm seconded.

Motion passed 6-0.

2. Dane Jackson, Big Creek LLC, 560 Graham Dr, Chesterton is also petitioning to Rezone 6 Franklin St. from an R2 to an R3.

Brueckheimer made a motion to set application for rezone for public hearing at next meeting on June 20 and Timm seconded.

Motion passed 6-0.

I. Public Hearing- NONE

J. Final Hearing-NONE

K. Findings of Fact-NONE

- L. Other Business-Wabash TIF Resolution-Barry comments at RDC meeting Wabash Economic Area, at the end of Porter Beach, the intent of this is to create a business economic are, to perhaps control or say to what can built or go in there. It has been approved by the RDC. The Plan Commission has a resolution in front of them to approve for that. Once Plan Commission approves it will go to the Town Council. Madigan made the motion to approve the Order of the Porter Plan Commission Determining that a Resolution Designating the Wabash Ave Economic Development area approved and adopted by the Porter Redevelopment Commission conforms to the comprehensive plan & approving said resolutions and Brueckheimer made second. Motion passed 6-0.

Eriksson states there was a discussion on changing the square footage on existing ordinance. Mr. Timm states he would like to see it go back to the old ordinance.

Mandon states he agrees the requirements may be excessive. Barry states the reason it was done was when there was a lot of subdivisions being built. Now we have no space left for subdivisions but have empty lots left throughout the Town. The way the ordinance is now people need to get a variance for setbacks to build a smaller house. People have turned away because our requirements are more strict than surrounding towns. Ms. Frost comments a resolution would have to be prepared, set for public hearing and approved by Plan Commission and then passed to Town Council.

Madigan made a motion for Barry and Mandon to come up with a recommendation for the square footage ordinance and Duffie made the second.

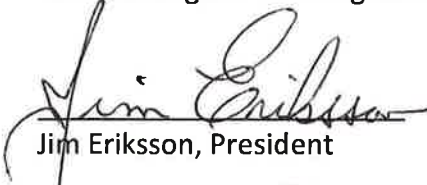
Motion passed 6-0.

Update from Attorney-
Board Comments-

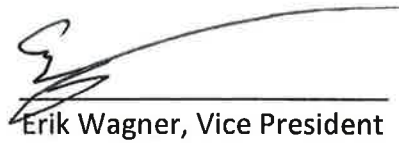
M. Adjournment-6:16 pm

Brueckheimer made a motion to adjourn and Madigan seconded motion.
Motion passed 6-0.

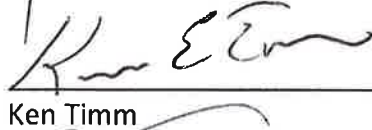
The next regular meeting will be held on June 20, 2018



Jim Eriksson, President



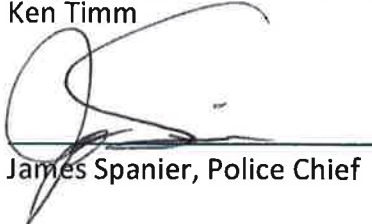
Erik Wagner, Vice President



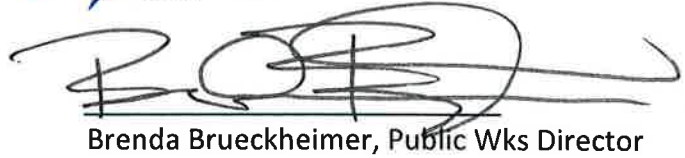
Ken Timm



Laura Madigan



James Spanier, Police Chief



Brenda Brueckheimer, Public Wks Director



Tara Duffie



Tammie Sufana, Secretary