

**Town of Porter
Plan Commission
Meeting Minutes
August 17, 2016
5:30 p.m.**

- A. Meeting was called to order at 5:32 p.m.
- B. Pledge of Allegiance
- C. Roll Call/Determination of Quorum
Present: Eriksson, Wagner, Brueckheimer, Timm, Spanier, Waechter-Versaw, Duffie
Also Present: Ms. Sufana, Mr. Mandon, Ms. Frost, Mr. Barry
- D. Quorum-There are enough present for a quorum.
- E. Consideration of Minutes from July 20, 2016 meeting
Mr. Wagner made a motion to approve the minutes from the April 20, 2016 meeting,
Mr. Timm seconded.
Motion approved 7-0
- F. Audience Participation-Julianna Klaff, 1095 Dune Meadows Dr, has erosion on some
pavement and the town used to pave it wants to know who to contact. Ms.
Brueckheimer told her to contact public works.
- G. Old Business- NONE
- H. Preliminary Hearing-
Travel Centers of America-Porter South, 1441 W US Hwy20-requesting site plan
approval for a driveway
Rick Farris, 1441 US Hwy 20, General Manager both Travel Ports, requesting to get
approval for a driveway. They had a lot of erosion and put some rock down and
neighborhood now uses it as a driveway. Has put up fencing until they get approval for
driveway. The TAC Committee has given a favorable recommendation for driveway.
TAC recommendations-driveway is for automobiles only, should be 20' wide with 2'
flares at each side, should not impede stormwater drainage, should be concrete or
blacktop, provide barricades to restrict semi-truck traffic from using it, provide "NO
TRUCKS" signage, provide plan and obtain building permit, and Town has option to
request removal of driveway if trucks utilize and create problems.
Ms. Brueckheimer made a motion to approve the site plan with the recommendations
from the TAC Committee. Mr. Timm seconded motion
Motion approved 7-0
- Jennifer Klug, 200 Franklin St, when was the public TAC meeting and was it properly
advertised? Mr. Barry comments it was Tuesday and yes it was properly advertised.
- I. Public Hearing-
 - 1. Paul Childress, 1035 Wagner Rd-Requesting a rezone to operate a self-sufficient
farm, Paul Childress, 1075 Dune Meadows Dr. this property used to be the old Nike
base and was decommissioned in 1965. Paul's plan is to be a self-sufficient and self-
sustainable to support up to 25 people. Josh Landree, Paul's stepson, will be care

taker for property. He is going to have an Aquaponics system and a hydroponics system. Yes, we plan to have animals. Wants to change it to open space so that a subdivision cannot go there. He is setting this up for his family to take care of them not for any financial reasons.

Public hearing opened at 5:51 pm

Opposing the proposal

Sue Wright, 1050 Wagner Rd, In past 2 days she has gone around and has a petition of about 47 people opposing the proposal. Open space can be recreational and cannot have a parking lot. I moved to a residential area and I think it should stay that. She doesn't use an air conditioner and has her windows always open and doesn't want the smell or the noise.

Heather Gonzalez, 1375 Dune Meadows Dr, opposed to this because animal noises, feces. Half of that run off comes on her property. Property values, it is residential area if we wanted to live by a farm would have moved to country. With all the shifting, moving, and whatever else she doesn't want more water coming her way.

Julianna Klaff, 1095 Dune Meadows Dr, she gets all the drainage from that property and she doesn't know what to do.

Amy Wright, 1050 Wagner Rd, how is he making it self-sufficient, is he going to have windmills, he already has two and we can hear them.

Bob Harbrecht, 1001 Wagner Rd and all property south side of Nike base Sugar Bush subdivision, What all is going to be there as far as farm animals. Not in favor until he knows more. If it is only fish that's ok.

Mark Lecy, 201 Parc Aux Vaches, his concern when he hears he is going to allow people to come that is very vague. It is going to bring more traffic to the area. It is close to his home he wants to know more.

Peter VanKeuren, 297 W Arbore Croche Ct, Mr. Childress explained how it will benefit him and his family. I don't see how it is going to benefit town & residents. What will it do to our property values. What will it develop into in the future? How will he dispose of the waste?

Peggy McKain, 134 Arbore Croche Ct, agrees with everything said. This is not appropriate for our residential area. Does sound like it is consistent with what we have now.

Kristina Lee, 1385 Dune Meadows Dr, agree with other neighbors, property values, drainage issues.

Beth Jaworski, 1365 Dune Meadows Dr, opposing they idea but do applause the self-sufficient farming idea.

Kathleen Garza, 1015 Dune Meadows Dr, Her problem is animals and what are you going to do with all the waste.

Matthew Ailes, 1075 Dune Meadows Dr, there is noise from windmill & other equipment. Next is animal smell. Methane gas is going to make it impossible to sell a house. How are we going to have parking for all the visitors? We have drainage issues already I can see that worsening. Upkeep hate to see another project started and not finished.

In favor of project

Norma Samila, 1135 Dune Meadows Dr, back yard backs up to Nike base. She is offended she grew up on a farm and hers didn't smell. If there is a smell than something is wrong. Noise, cows don't make noise there is more noise from dogs in the neighborhood.

Chuck Samila, 1135 Dune Meadows Dr, lived there 18 years and is glad something is being done with the property.

Paul Childress, Traffic issue, thought he was being a nice guy by letting people see how he did it. Does not plan on advertising or charging, and not putting in a parking lot. Animal noise and odor he grew up on a farm himself.

Methane gas is made by taking animal waste and burying underground and degrading it. He does not anticipate an odor. There are monitoring walls behind his house for the ground. He will not use the property for growing food until property is deemed safe. Property Values, they are rehabbing existing buildings not adding new. Guarantee it will be better than it is today. Not planning on making a dime. Windmills, yes they have 2 up now they are small ones they generate energy. They are small so that you can handle them.

Drainage, part of drainage is a Town problem, trying to approve drainage issue not making more.

Public Hearing closed at 6:20 for Rezone approval

Animal ordinance and zoning ordinance are different.

Ms. Brueckheimer makes a motion to table until next meeting. Mr Wagner seconded motion.

Motion passed 5-2 Mr. Eriksson and Ms. Duffie opposed

2. Paul Childress, 1035 Wagner Rd-Requesting subdivision approval, taking 3 lots to 1

Public hearing opened at 6:42 for subdivision approval
Sue Wright, 1050 Wagner, against whole thing thinks it will make it easier for Mr. Childress to do what he wants.

Heather Gonzalez, 1375 Dune Meadows Dr, against whole thing, commends what he wants to do but still opposed.

Peter Van Keuren, 297 Arbore Croche Cr, only facilitate implementing his whole plot

Robert Harbrecht, 1001 Wagner, wants to know what properties he is combining.

In favor- no one

Mr. Childress is still converting it to one property even if the rezone dies. The idea that this is going to hurt property values is short sided.

Public hearing closed at 6:48 pm

Mr. Timm made a motion to approve the subdivision approval from 3 lots to 1. Mr.

Spanier seconded motion

Motion approved 6-1 Mr. Eriksson opposed

J. Final Hearing-NONE

K. Findings of Fact-NONE

L. Other Business-

Update from Attorney-

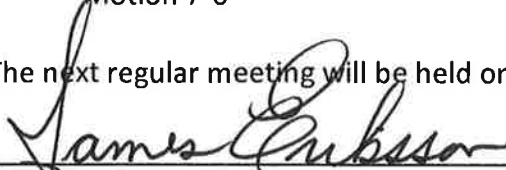
Board Comments-

M. Adjournment

Ms. Brueckheimer made a motion to adjourn meeting at 6:52 p.m. Mr. Wagner seconded the motion.

Motion 7-0

The next regular meeting will be held on September 21, 2016

 _____ Date 9/21/16
President

 _____ Date 9/21/16
Secretary