

**Town of Porter
Plan Commission
Meeting Minutes
December 17, 2014
5:30 p.m.**

- A. Meeting was called to order at 5:30 p.m.
- B. Pledge of Allegiance
- C. Roll Call/Determination of Quorum
 - Present: Timm, Wagner, Eriksson, Brueckheimer, Spanier, Wodrich
 - Absent: Mr. Kremke
 - Also Present: Ms. Frost, Mr. Mandon, Ms. Sufana
- D. Quorum-There are enough present for a quorum.
- E. Consideration of Minutes from November 19, 2014 meeting
 - Mr. Eriksson made a motion to accept the minutes of November 19, 2014 as written.
 - Mr. Timm seconded the motion.
 - Motion approved 6 -0
- F. Audience Participation-NONE
- G. Old Business-NONE
- H. Preliminary Hearing-NONE
- I. Public Hearing
 - Mineral springs Development/Brett Carney
 - US Hwy 20 and Mineral Springs RD
 - PUD Amendment
 - Public hearing opened at 5:35 p.m. Mr. Greg Babcock appeared representing Mr. Carney to explain the proposed PUD Ordinance. Mr. Babcock handed out final copies of the proposed PUD Ordinance to the Plan commission and explained that it had been reviewed by Mr. Mandon and Ms. Frost prior to the meeting and that some formatting changes were made. Mr. Babcock explained that the property is about 6.63 acres and it is currently zoned B2 PUD. A proposed plan of development has been provided with the PUD Ordinance. (See attached plan) Mr. Babcock gave an overview of the proposed development plan. Mr. Babcock highlighted that: if and when the time comes to build Building #4 they will come back to Plan Commission to discuss the landscaping; outside storage is designated only for area on the south side of building #1; and that if they want to make changes they need to come back to Plan Commission. Mr. Babcock explained that the entrance to the development is within the right-of-way of U.S. Highway 20 so it is in INDOT's jurisdiction and has been approved by INDOT. Mr. Babcock also explained that the purpose of these permitted uses listed in the proposed PUD Ordinance is to give some flexibility. Mr. Babcock stated that the petitioner is requesting that the Plan Commission look at this proposal and give a favorable recommendation to send to town council.

Members of the audience were then invited to speak for the petition. There was no one present to speak in favor of the proposed PUD ordinance.

Members of the audience were then invited to speak against the petition. Mr. Brad Amburgey of 1001 W US HWY 20, stated that he is not sure if he is for or against it yet, but he has concerns with the proposal. He stated that he is cautiously concerned as to what is going to be put there. He is against it being for industrial use.

Colleen Ramquist of 480 N River Dr, stated that she lives right near river that runs near the property. Her concern is for the wildlife and the river that could be adversely impacted by the development. She is also concerned for the environment, and is concerned about the lighting of the property. She also stated that she wonders whether the tree line is staying on the south end of the property or whether the trees will be removed, and she is concerned about noise. She stated that she would like these issues addressed before the proposal goes forward.

The public hearing was closed at 5:55 p.m.

Mr. Babcock responded to some of the issues raised. Mr. Babcock stated that this property is a B2 PUD and that anything done has to be approved by the Town staff as far as runoff. Mr. Babcock stated that development on the property will be discharged into the sanitary system and that there are guidelines for that that will have to be met. As for the lighting issue, Mr. Babcock stated that there will be lights on the buildings; but, as far as lights on poles, there are none designed yet and the Town has the ability to regulate what can be there.

Mr. Mandon explained that the proposed PUD Ordinance tries to be more specific of what can be put there and gives the Town more control than under straight zoning. He also stated that regardless of what goes on the property there are safeguards that are in place and codes that are in place that limits or controls on the development to address the issues raised by those commenting on the proposal.

Mr. Babcock further stated that Brett Carney worked with Duneland Group to work with the State as to the access drive. All direction on the access drive came directly from INDOT. He also emphasized that all activities conducted on the property will be within buildings that will be enclosed in four walls.

Ms. Brueckheimer said that the developer will have to tie into the sewer lines and that the Town has upgraded the sewer line to handle them. This site will be permitted and will have guidelines to follow as far as discharge.

Mr. Babcock further stated that all lighting will be the internal kind not the external lighting and all activity will be done inside the buildings not on the outside.

Mr. Eriksson made a motion forward the propped PUD Ordinance to Town Council with a favorable recommendation, Ms. Brueckheimer seconded the motion.

Motion passed 6-0

J. Final Hearing-none

K. Findings of Fact-none

L. Other Business-

BZA APPOINTMENT by Plan Commission was deferred until January meeting

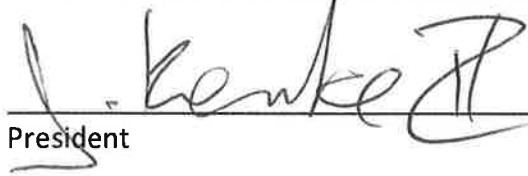
Update from Attorney

Board Comments-Mr. Eriksson said he was asked about time change and some people not being able to make meetings. Meetings are posted ahead of time and if you cannot make it you can send in a written correspondence.

M. Mr. Timm made a motion to adjourn meeting at 6:23 p.m. Mr. Eriksson seconded the motion.

Motion 6-0

Next Meeting will be held on January 21, 2015



President

Date 1-21-15



Secretary

Date 1-21-15