

**Town of Porter
Plan Commission
Meeting Minutes
December 16, 2020
5:30 p.m.
Zoom Meeting**

- A. Meeting called to order at 5:30 p.m.
- B. Pledge of Allegiance
- C. Roll Call/Determination of Quorum
Present: Mr. Albrecht-Mallinger, Ms. Madigan, Ms. Duffie, Mr. Phillips, Mr. Spanier, Mr. Craig, Mr. Eriksson showed up after roll call
Also, Present Ms. Sufana, Ms. Frost, Mr. Barry, Mr. Mandon
- D. Quorum-There are enough present for a quorum.
- E. Consideration of Minutes from November 18, 2020 meeting
Mr. Phillips made a motion to approve the minutes from the November 18, 2020 meeting as written, Ms. Duffie seconded.
Motion approved 6-0 with a roll call vote.
- F. Audience Participation-None
- G. Old Business-Updates to Sign Ordinance revised-Ms. Frost states she he sent Mr. Barry the revisions to review today and then we will send them out to commission.

Updates on Comprehensive Plan-Mr. Mandon comments the land use and conclusions need to be completed and he is waiting on the maps from Mr. Barry to send them. If you would like to look at the other 12 chapters to start reviewing you can. Ms. Madigan says yes please.

Comprehensive Plan work-Mr. Mallinger has been looking at other communities like Porter and how they sought public input digitally. The best ideas come from surveys. He has looked at Survey Monkey and set up some sample questions and will forward the link for Commission to review. Also, Indian Dunes Toursim will launch the survey on the Town's website.

- H. Site Plan Approval-Brian Lewandowski, 1531 S Calumet Rd, Ste 15, Chesterton, requesting Site Plan Approval for Old Porter Rd west of Mineral Springs, 1199 Old Porter Rd. Mr. Lewandowski comments he revised the plan since the TAC meeting and made less units to accommodate requests and created a storm sewer profile that he will maintain. Mr. Barry states Mr. Lewandowski did make some of the changes that were

suggested at TAC meeting. He also stated transitional use is the only allowed use for this property. The petitioner cannot get a septic permit so a house will not be able to be built on the property. Basically, the site plan approval is to review the notes and comment on the landscaping. There will be no outdoor storage, all in doors. Also, there are no doors on outside of building for aesthetics.

Mr. Mallinger asks if there will be a dumpster on property and will it be inside or out of building? Mr. Lewandowski comments there will be no dumpster, but he will have a cart and it will be inside of the property.

Mr. Mallinger states it does not meet the R1 setbacks. Mr. Barry replies yes it does for accessory structure. Mr. Mandon comments that the code is not very clear on setbacks for front, side or rear yard setbacks. Mr. Mallinger stated he strongly disagrees that the proposed buildings are accessory buildings; they are the actual business buildings. If the setbacks for transitional uses are not very clear, that is a matter to be clarified in the code, but we should not misuse the concept of an accessory building to get around ambiguity or inappropriate choices for transitional setbacks.

Ms. Frost states the Plan Commission could approve the site plan contingent upon getting a variance from BZA for setbacks.

Mr. Craig made a motion to approve site plan subject to getting a variance from BZA for R1 setbacks, Mr. Mallinger seconded motion.

Motion passed 7-0 with a roll call vote.

I. Preliminary Hearing-None

J. Public Hearing-

1. Cryo-Ice Minor subdivision, Chris Redlarczyk, 1330 Dune Meadows, is requesting subdivision approval to move the property line between Mr. Coppinger and his property.

Public hearing continued from previous meeting, opened at 6:50 pm there was no one in favor or against. Public hearing closed 6:51 pm

Mr. Barry read a letter from Mr. Coppinger giving written approval for Cryo-Ice Subdivision.

Mr. Phillips made a motion to approve the request for subdivision primary approval, Mr. Mallinger seconded. Motion passed 7-0 with roll call vote.

Ms. Frost states subdivision approval is a two-step process.

Mr. Phillips made a motion to approve the final plat, Ms. Duffie seconded.

Motion passed 7-0 with roll call vote.

Mr. Mandon recommends we review this issue with moving property lines and not requiring a subdivision approval. Ms. Madigan said sent us the information to review.

2. Lews Springs Subdivision Approval, Brian Lewandowski, property on corner of Mineral Springs Rd and Old Porter Rd, would like to divide into 4 buildable lots. The driveways would be on Old Porter Rd. He has been approved by Health Dept for septic systems on each lot.

Public hearing opened at 6:13 pm- Brian Lewandowski, 1301 Old Porter Rd, thinks

it is a good idea and is in favor of them.

Against-Terry Sconce, 1110 Old Porter Rd, her and her neighbors have some concerns. They are worried about water drainage and if it will be worse than last year. Placement of the other driveways going to make it worse for everyone to get into theirs.

Jennifer Poparad, 1130 Old Porter Rd, currently there are no city sewers are these homes going to affect us getting them.

Mr. Barry responds sanitary sewers it would not affect they are underground. Storm water this property drains towards the tracks. There are drains that are required by the county that be put in.

Sara Peterson, 1251 Old Porter Rd, with the land being built up how are we not going to have a flood in our yard? Mr. Lewandowski states there are pre-existing drainage issues in front of these parcels.

Jason & Kathy Boatright, 1200 Old Porter Rd, they do not have storm drains in front of their property. When was the public hearing for stage units? Ms. Frost states they did not need a public hearing the zoning ordinance permits it.

Ryan Peterson, 1251 Old Porter Rd, was there a perk test done? About 15 years ago previous owner could not build on the property, and what kind of septic system will it be?

Jennifer Poparad, asks if with the addition of 4 more houses doesn't it concern Chief Craig about safety for fires. Chief Craig comments with established homes it is not a problem with have a mutual aid agreement with other Towns.

Jennifer Poparad, what about traffic flow or winding road, it is awful to get in and out of driveway now will there be a turn lane? Mr. Barry states nothing will change with road, it is sized per use we have.

Public hearing closed 6:37 pm

Mr. Barry states on drawing there should be minimum 35-foot building line in rear. The previous owner wanted to build duplexes with a sewer system. Those are different then a single-family residence. The Health department has requirements that will be followed with the building permit. They builder needs to set a side, two fields for septic in case one fails, and drainage. The soil is adequate for septic system and that is part of building process when he goes to get the building permit

There is a storm drain that runs all the way down Old Porter Rd if any homeowners wanted to tie into it please contact him.

Mr. Mallinger made a motion to approve the subdivision as shown with the rear yard set corrected, Mr. Phillips made the second.

Motion passed 7-0 with a roll call vote.

K. Final Hearing-NONE

L. Findings of Fact-NONE

M. Other Business-

Update from Town Council-no current update

Update from Attorney-none

Board Comments- Ms. Madigan states that at last months BZA meeting they talked about switching times of the two meetings. Thirty minutes between meetings is too problematic when we have multiple public hearings that need to start at published time. BZA would start at 5:30 and plan would start at 6:30.

Mr. Mallinger made a motion to move Plan Commission meeting to 6:30 or as soon as BZA meeting ends, if it runs over, in January, Mr. Eriksson seconded.

Motion passed 5-2 with roll call vote Mr. Spanier and Ms. Duffie voted no.

N. Adjournment-Mr. Phillips made a motion to adjourn, Mr. Spanier seconded.


Motion passed 7-0.

The next regular meeting will be on January 20, 2021.



Laura Madigan, President

James Spanier, Police Chief

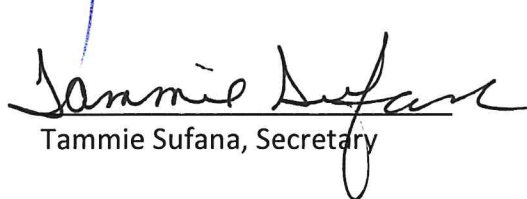
Rob Albrecht-Mallinger

Tara Duffie

David Phillips, Vice-President



Lewis Craig, Fire Chief

James Eriksson

Tammie Sufana, Secretary