

**Town of Porter
Plan Commission
Meeting Minutes
November 17, 2021
6:30 p.m.
Porter Town Hall**

- A. Meeting called to order at 6:30 p.m.
- B. Pledge of Allegiance
- C. Roll Call/Determination of Quorum
 - Present: Mr. Albrecht-Mallinger, Mr. Eriksson, Ms. Madigan, Mr. Craig, Ms. Duffie
 - Absent: Mr. Stinson, Mr. Spanier
 - Also, Present Ms. Sufana, Mr. Mandon, Mr. Barry, Ms. Frost
- D. Quorum-There are enough present for a quorum.
- E. Consideration of Minutes from October 20, 2021 meeting
 - Mr. Craig made a motion to approve the minutes as written from the October 20, 2021, Mr. Albrecht-Mallinger seconded.
 - Motion passed 4-0. Ms. Madigan was not at that meeting.
- F. Audience Participation-Audrone Ambrozaitis, 1560 Clark St, Porter, she would like to know what is planned for the southwest corner of Waverly and Knoelke? Mr. Barry states it will probably be 4 or 5 homes at the most. They will be similar to what is in the area.
- G. Preliminary Hearing- Third Coast Cottages, LLC/Trevin Fowler, requesting PUD approval at corner of Tremont and Hwy 20. Kimberly Fowler, 209 W Indiana Ave, Chesterton, IN 46304, representing Third Coast Cottages/Great Lakes RV Resort, looking to build an RV Resort & Campground. 100% of the guests will be derived from transient, or temporary guests (staying at 30 days or less), traveling into the region to enjoy the National Park and Indiana Dunes State Park. The area is the southwest corner of Tremont and Hwy 20, it is 50 acres with existing buildings. The existing buildings they plan on renovating and make use of them. First phase is to develop the west side; the garage will be like a store. They plan to keep camping closed during winter months. They want to make something beautiful for people to enjoy. They have regional support from the Tourism Board. Ms. Frost states the petitioner is supposed to supply a PUD Ordinance for the commission to approve. Mr. Barry comments he has sent Mr. Fowler samples of some to look at.

After much board discussion a few residents spoke.

Jennifer Klug, 200 Franklin St, asked if they were going to ask for a tax abatement.

Audrone Ambrozaitis, 1560 Clark St, asked how you know if people who just checked out will not be back in 2hrs and recheck in. You have to have a strict plan as to what will be there and limit the activities.

Emerson Delaney, 1359 N 100 E, Chesterton, thinks this by far is the best use for this property. Tremont was to be a 3-lane road several administrations ago. He suggests to town talk to RDA to see if money is still available make 3 lanes.

Mr. Craig made a motion to continue preliminary hearing at next meeting, Mr. Albrecht-Mallinger seconded.

Motion passed 5-0 with roll call vote

- H. Public Hearing-Bennett Triangle, corner Wood St and 19th, Bennett Rentals is requesting subdivision approval. Mr. Heistand representing Mr. Bennett states they are looking for a minor subdivision approval to place two duplexes on lots. Mr. Heistand comments he has provided updated drawing with easement language for two conforming R3 lots.

Public Hearing opened at 7:35 p.m.-no one approached in favor. William Childers, 1830 Broadway, Chesterton, his concern is 19th is barely two lanes. He states there is not enough road for parking on the streets. His big concern is the parking issue. Public hearing closed at 7:38 p.m.

Mr. Eriksson asks is the entrance off of 19th St and how many parking spaces will driveway have. Mr. Barry states they will be long driveways because of the easements at least six cars.

Ms. Duffie made a motion to approve the subdivision request, Mr. Craig seconded
Motion passed 5-0 with roll call vote.

- I. Findings of Fact-NONE

- J. Other Business/Old Business-Updates Comprehensive Plan-Ms, Madigan comments Mr. Stinson said he will get the survey results out by email and if they wanted to start planning the organized meetings make sure to limit participants through signups and capping participant numbers, social distancing. She comments we need to carefully organize the meetings. After much discussion, they will revisit scheduling public meetings in January but will review the data that Mr. Stinson has completed.

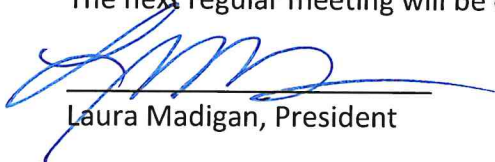
Mr. Albrecht-Mallinger made a motion to post the summary results of stakeholder interviews on the website, Mr. Eriksson made second.

Motion passed 5-0 with a roll call vote.

Update from Town Council-NONE
Update from Attorney-NONE
Board Comments-None

- K. Adjournment-Mr. Craig made a motion to adjourn, Ms. Duffie seconded.
Motion passed 5-0.

The next regular meeting will be on December 15, 2021.



Laura Madigan, President

James Spanier, Public Works

Greg Stinson

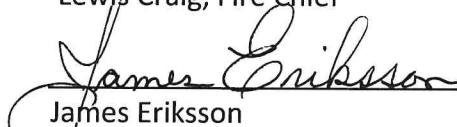
Tara Duffie



Rob Albrecht-Mallinger, Vice-President



Lewis Craig, Fire Chief



James Eriksson



Tammie Sufana, Secretary