

**Town of Porter  
Plan Commission  
Meeting Minutes  
February 16, 2022  
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, Ms. Duffie, Mr. Craig, Mr. Allen, Mr. Bugajski  
Absent: Ms. Frost  
Also, Present Ms. Sufana, Mr. Mandon, Mr. Barry, Mr. Sobkowski for Frost
- D. Board Appointments (Officers, BZA Appointment, Secretary)-Mr. Mallinger nominated Ms. Madigan as President, Ms. Duffie seconded. There were no other nonnominations  
Vote 7-0.  
Ms. Madigan nominated Mr. Mallinger for Vice President, Ms. Duffie seconded. There were no other nominations.  
Vote 7-0.  
Mr. Craig nominated Mr. Eriksson for Plan appointment to BZA, Mr. Allen seconded. There were no other nominations.  
Vote 7-0.  
Mr. Craig nominated Ms. Sufana as Secretary, Mr. Bugajski seconded. There were no other nominations.  
Vote 7-0.
- E. Quorum-There are enough present for a quorum.
- F. Consideration of Minutes from January 19, 2022 meeting  
Mr. Albrecht-Mallinger made a motion to approve the minutes as written from the January 19, 2022, Mr. Eriksson seconded.  
Motion passed 6-0 Mr. Bugajski abstained.
- G. Audience Participation-Jennifer Klug, 200 Franklin St Apt A, knows we are looking at animal ordinance about more liberal for bees and chickens. She hopes we do not change the allowed number of cats, dogs or rabbits. The Town of Porter is very animal friendly. Senate Bill 18, in committee and not yet passed, prohibits local government to prohibit different breeds of dogs. It is not the breed of dogs it is how they are trained.  
  
Laurie Frank-Polz, 51 Detroit Rd, she has concerns with develop on Ash & Waverly Rd. She is very pleased with the information Mr. Barry shared with her now she is more

concerned. Original plan there was an alleyway between the two sets of houses. Now the alley has been pulled and it went from 14 houses to 7 with the driveways coming out on Ash St. She hopes ash St gets widen right now it is only wide enough for one car.

She also does not understand how developer is permitted to put 14 homes on this lot with a 1927 zoning code. She would love to have homes there but not 14 homes. How is he able to build on 1927 zoning plat? Mr. Mandon states if they are legal lots of record the town cannot impose any requirements the builder just has to follow building code. Mr. Mandon states the legal lot of record is just the size of lot. Ms. Polz will respect the opinion but she thinks it is ridiculous.

#### H. Final Approval-NONE

- I. Preliminary Hearing- Great Lakes RV Resort-Trevin and Kimberly Fowler, 209 W Indiana Ave, Chesterton, appreciates the board extending the time on presenting the application. The purpose behind this project was to help the town, region and economic development. Kimberly read a letter from Indiana Dunes Tourism endorsing this development. The Fowlers have partnered with RV Consulting Group out of Washington.

Mr. Eriksson asks if they plan to develop in phases. Mr. Fowler states it is a tentative yes they are trying to find the right financial investors. They would like develop the park within 12 months in full. Mr. Fowler states the ordinance is only for the property that is in the Town of Porter. They will still need to get the 10-acre parcel in Porter County annexed to the Town of Porter.

Lake Erie Land has required a 60 ft easement on Eastern border of property.

Mr. Fowler states the property is under contract contingent on PUD approval and financing. Ms. Madigan asks if we need a legal document showing they can petition on the owner's behalf. Mr. Fowler comments he will provide purchase agreement to Mr. Barry.

They hope to break ground this summer, hope to be up, and running summer of 2023. They plan to retain as many buildings as they can. The area will be completely fenced in with gate access. There will be a separate EMS exit gated and keys turned over to Town. The Fowlers have done traffic counts. They have not done a traffic study, if the town encourages the study they would suggest the Town pay for it. When the approval goes through the town could recommend the Fowlers pay them back.

The sites will be limited to four people. If there are more than four, there will be an additional fee. There will be no tent camping at the resort. But if a family pitches a small tent next to their RV for the kids, they don't intend to strictly enforce that, unless the town feels strongly about it. No one objected.

After much discussion on review of ordinance, Mr. Albrecht-Mallinger comments he thinks the following statement should be in the PUD approval. The PUD approval shall be valid for two years from the day it is approved by the town council or the term of validity of the associated plat or general binding site plan approval, whichever is greater. Construction on any phases of a PUD must have commenced prior to the expiration of the PUD approval. Once construction of a PUD has been initiated, the PUD master plan, and any approved PUD site plan, become binding on the property included in the PUD in perpetuity, unless a PUD amendment is processed and approved by the town. Mr. Barry states that the language goes against the town code but he will send it to the attorney and see what they can do.

Mr. Fowler asks to request a public hearing for next meeting.

Mr. Albrecht-Mallinger made a motion set for public hearing at March 16, 2022 meeting, Mr. Bugajski seconded.

Motion passed 6-0 roll call vote. Mr. Craig had to leave.

J. Public Hearing-NONE

K. Findings of Fact-NONE

L. Other Business/Old Business-

Updates Comprehensive Plan-Ms. Duffie said they have 4 topics for workshops. They are looking at May 16, 19, 25, 26 as dates for workshop.

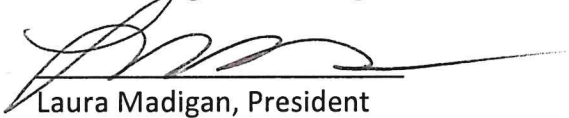
Update from Town Council-NONE

Update from Attorney-NONE

Board Comments-NONE

M. Adjournment-Mr. Allen made a motion to adjourn, Mr. Albrecht-Mallinger seconded. Motion passed 6-0.

The next regular meeting will be on March 16, 2022.



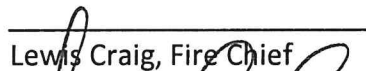
Laura Madigan, President



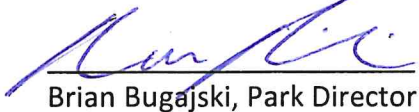
Rob Albrecht-Mallinger, Vice-President



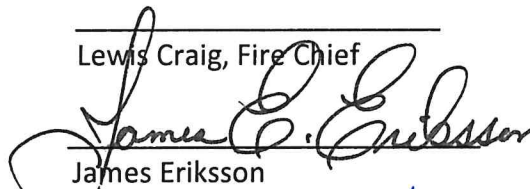
Todd Allen, Police Chief



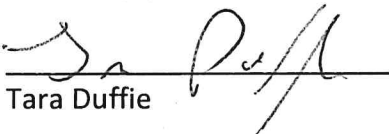
Lewis Craig, Fire Chief



Brian Bugajski, Park Director



James Eriksson



Tara Duffie



Tammie Sufana, Secretary