

**Town of Porter  
Plan Commission  
Meeting Minutes  
March 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. Bugajski, and Mr. Allen ARRIVED after roll call  
Absent: Mr. Mandon and Mr. Craig  
Also, Present Ms. Sufana, Mr. Barry, Ms. Frost
- D. Quorum-There are enough present for a quorum.
- E. Consideration of Minutes from February 16, 2022 meeting  
Mr. Bugajski made a motion to approve the minutes as written from the February 16, 2022, Mr. Albrecht-Mallinger seconded.  
Motion passed 5-0.
- F. Audience Participation-NONE
- G. Final Approval-NONE
- H. Site Plan Approval-Yost Elementary School- Matt Mihalik representing Duneland Schools from Nies Engineering have presented the commission with site plans for the new school they proposed to building and are looking for approval. The school that existing right will be torn down when the new school is built. The new school will be built in phases. The site will including new building and new parking. The storm water discharge will be in the northwest corner of lot as it does now. They have already been in touch with IDOT. All utilities will be on west side of building. Existing bus stop (Babe's Bench) will in place unless needed to be moved during construction but then it will be returned to its original location. Mr. Barry states the extensive landscape requirements previously discussed does not apply to R1 so it does not apply to this site. Mr. Mihalik adds that landscaping has been added to the plan anyway. Mr. Albrecht Mallinger asked if the TAC meeting discussed the corner on the northwest side and Mr. Barry confirmed that it was deemed satisfactory. Mr. Mihalik states they modeled the radius for school bus on corner and they are adding an inlet there to help with drainage and help with turning of buses. Mr. Mihalik states parents will be dropping off in western parking lot and buses will be staged in the east parking lot(Wagner Rd) All traffic is separated and lots of queuing spaces are provided. Mr. Mihalik comments the bike trail

will be replaced and will include access to school and they are going to put in a spot for bicycle parking. They will also be relining driveway on Beam to line up with Sexton so there is no more jog. The mechanical yard is on western side of building behind a block wall. Mr. Albrecht Mallinger would like to know where the HVAC is going to be located. The project Manager, Chris stated that nothing would be on the roof and the HVAC system will be contained within the mechanical yard.

- I. Preliminary Hearing- NONE
- J. Public Hearing-Great Lakes RV Resort, Trevin Fowler, 209 W Indiana St, Chesterton requesting PUD approver for corner of Tremont and US Hwy 20. Mr. Fowler states they are very excited about project.  
Public Hearing opened at 6:55 p.m.- In favor-Lorelei Weimer, 1215 N ST RD 49, Indiana Dunes Tourism, the tourism board is in support of this project and thinks it is a great location. The visitor center was a Boone docking spot last year and she hopes to not be this year. There is high demand for private sector camping and this project will provide a much-needed resource for the parks, their visitors and the community as a whole. Emerson Delaney, 1359 100 E Chesterton, only resident surrounding this property. This is the best thing that will give back to the town. He thinks it is a great project.  
In Opposition-Tom Fela, 1423 Tremont Rd, Chesterton, what about a transient community close to a school and the added traffic. He is totally against the project. Paula Fela, 1423 Tremont, worried about increase in crime from project.  
Public hearing closed at 7:02 p.m.  
Ms. Madigan asks what the final word on traffic study is. Mr. Fowler states there is no change from what they discussed earlier. The peak season will be when school is not in session so traffic should be a less than when school is in session. They would be happy to have a formal traffic study if the plan moves forward. They plan to move the entrance further south from where entrance at site is now about 400 feet and that the drawings provide enough space to stack 15-16 RVs onsite while waiting to check in without overflowing onto Tremont. Mr. Bugajski comments that number would accommodate approximately 20 % of capacity for sites included in phase I and is therefore comfortable with waiting for a traffic study before phase II construction begins. Mr. Barry would not have a problem if they review the traffic study concern when doing phase II. Mr. Allen agreed. Ms. Madigan comments that if the 3 TAC members present are comfortable with that timeline, so is she. The rest of the board concurs. Mr. Fowler comments they would be happy to make phase II contingent upon traffic study concern.  
Ms. Frost comments what they approve tonight can only be what is in the town jurisdiction part of phase II and cannot include parcel 2, which has not been annexed yet. With further discussion on Phase II and the wording of ordinance and updated drawing. Mr. Albrecht-Mallinger made a motion that Plan Commission recommends approval of PUD Ordinance for Great Lakes RV Resort subject to changing the drawing to exclude the land of Parcel 2 and showing Phase I and Phase II on drawing, Mr. Bugajski seconded. Motion passed 6-0 with roll call vote.

Mr. Bugajski made a motion to have Mr. Barry present to Town Council for the Plan Commission, Ms. Duffie seconded. Motion passed 6-0.

K. Findings of Fact-NONE

L. Other Business/Old Business-Review PUD Code- Mr. Mallinger states when reading code Section 162 and 163 have a few sentences that are not clear. He suggests we change a few words. Ms. Frost states to do that we will need a Public hearing and then send recommendation to Town Council.

Mr. Bugajski made a motion to set for Public Hearing at next meeting to make changes to Plan Code for Section 162 and 163, Ms. Duffie seconded. Motion passed 6-0.

Updates Comprehensive Plan-Ms. Duffie states we have the dates we just need to set up times for workshops. May 16, 19, 25 will be at Hawthorne Park Building and May 26 will be at Town Hall. This will be word of mouth event. Commission was in agreement of 6:00 p.m.

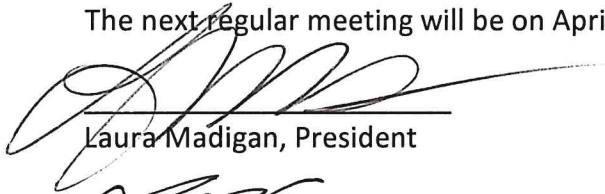
Update from Town Council-NONE

Update from Attorney-NONE

Board Comments-NONE

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

The next regular meeting will be on April 20, 2022.



Laura Madigan, President



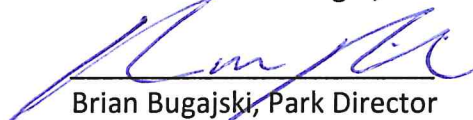
Lewis Craig, Fire Chief



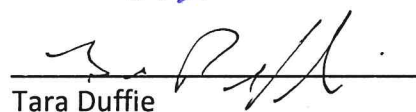
James Eriksson



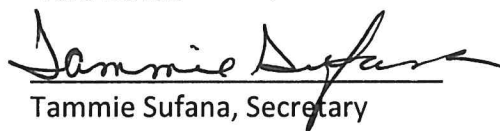
Rob Albrecht-Mallinger, Vice-President



Brian Bugajski, Park Director



Tara Duffie



Tammie Sufana, Secretary