

**Town of Porter
Plan Commission
Meeting Minutes
September 21, 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: Ms. Madigan, Mr. Eriksson, Mr. Bugajski, Mr. Craig, Ms. Duffie, Ms. Burke, and Mr. Albrecht-Mallinger showed up after roll call.
Also, Present Ms. Sufana, Mr. Barry, Ms. Frost, Mr. Mandon
- D. Quorum-There are enough present for a quorum.
- E. Consideration of Minutes from August 17, 2022 meeting
Mr. Eriksson made a motion to approve the minutes as written from the August 17, 2022, Ms. Duffie seconded.
Motion passed 6-0.
- F. Audience Participation-NONE
- G. Site Plan-NONE
- H. Final Approval-NONE
- I. Preliminary Hearing-NONE

- J. Public Hearing-Duneland Estates, Matthew Phair, 150 E US Hwy 20, requesting a PUD approval, to create smaller phases of construction. Public hearing opened at 6:32 p.m. Matthew Phair states they want to change from a 2 phase process to a 7 phase process. In phase 1 both entrances will be a part of developing for emergency vehicles. Ms. Frost, attorney, and asked if the property is owned by White Stallion and why does Ordinance have Waverly Rd PUD. Mr. Phair replies it is owned by White Stallion and the Development will be called Duneland Estates. Mr. Bugajski wants to make clear they can only make changes to PUD, Ms. Madigan agrees. There was no one there in favor of the petition.
Opposition-Greg Stinson, 870 Quail Ridge Dr, Porter, strongly opposes the amendment change there was a lot of work put in to original. He is also strongly opposed with the track record of White Stallion. The waterpark was not much better when they left it than when they purchased it. His recommendation to them is if you don't have the money then sit on property or sell it.
Robert Seffleris, 102 Knoelke, he agrees with Mr. Stinson. He mentioned articles in newspaper about White Stallion. The owners mailing address is a UPS store. They have a track record of not doing anything properly. He asked how they got the PUD. Ms. Madigan states the PUD is attached to the property not the developer. He thinks we should just ban them from the Town. They have no plans on changing sewer lines or infrastructure.

Mr. Kind, 126 Parc Aux Vaches, he is a construction manager and is opposed to this petition.

Mark Lecy, 201 Parc Aux Vache, asks why are there for sale signs on the property now.

Robert Pieters, 248 Arbre Croche Ct, there were a lot of people that left because public notice sign said 5:30 p.m.

Dorothy Vasilko's daughter, 186 Summer Tree, there are only two entrances to Summer Tree what is the plan for construction traffic?

Theresa Valade, 217 Fieldstone Dr, is opposed and concerned about the logistics of it. Between construction and traffic there is not a lot of room on road.

Karla Staley, 1505 Cedar St, switching from 2 phase to 7 phase what would trigger the next phase to get started.

Trent Albert, 1420 Waverly Rd, there is a long history with the owners of water park and not good. He thinks it should be a one phase.

Matthew Phair, they appreciate all the comments. There are different management team now so more will get done. Phasing can begin as soon as we can get building permit. The development should be done between 24-36 months and they are hoping to start phase 1 spring of 2023. The for sale signs are for looking to see what options are out there.

Public Hearing closed 6:52 p.m.

Ms. Madigan states the time on sign was corrected and the other notices were all correct with proper time.

Mr. Bugajski asked about sewer upgrades on site. Mr. Phair states they are putting in a lift station on east side of development.

Mr. Barry states to Mr. Phair he has not received anything in writing agreeing to sewer upgrades for two years now. Also has not received civil engineering plans yet.

Mr. Madigan states the order of phases and providing amenities first a big issue with previous developer. Now you are proposing to do the things the town wanted first and building it last. How can you balance out that loss? Mr. Phair yes, the amenities are phase 6 & 7 they are just trying to get things up and going.

Ms. Burke made a motion to send an unfavorable recommendation to Town Council, Mr. Albrecht-Mallinger seconded.

Motion passed 7-0 roll call vote.

Mr. Craig made a motion to have Mr. Barry present the unfavorable recommendation to Town Council, Mr. Albrecht-Mallinger seconded.

Motion passed 7-0.

K. Findings of Fact-NONE

L. Other Business/Old Business-

Updates Comprehensive Plan- Mr. Albrecht-Mallinger states that on overview of the plan and a table of goals and specific actions was sent out for review last week. The

purpose of the plan is to consider a 20 year view.
Mr. Mandon thinks all changes are acceptable and he thinks the summary and goals
Is a good idea.
Ms. Duffie thinks the document is intimidating to the reader.
After much discussion about changes being made Ms. Madigan asked for motion.
Mr. Bugajski made a motion to approve the document with proposed changes, Ms.
Duffie seconded.
Motion passed 7-0

Mr. Barry states he had a meeting the RDA about the TDD he has received some maps
From them and they want to look at our maps.
The map is just as important as the document.

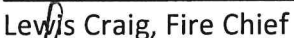
Update from Town Council-NONE
Update from Attorney-NONE
Board Comments-NONE

M. Adjournment-Mr. Craig made a motion to adjourn, Mr. Albrecht-Mallinger seconded.
Motion passed 7-0.

The next regular meeting will be on October 19, 2022.




Laura Madigan, President

Rob Albrecht-Mallinger, Vice-President

Lewis Craig, Fire Chief

Brian Bugajski, Park Director

James Eriksson

Tara Duffie

Mary Burke

Tammie Sufana, Secretary