

**Town of Porter
Plan Commission
Meeting Minutes
August 16, 2023
6:30 p.m.
Porter Town Hall**

- A. Meeting called to order at 6:32 p.m.
- B. Pledge of Allegiance
- C. Roll Call/Determination of Quorum
Present: Ms. Madigan, Mr. Eriksson, Ms. Duffie, Mr. Craig, and Mr. Bugajski
Absent: Mr. Albrecht-Mallinger, Ms. Burke
Also, Present Ms. Sufana, Ms. Frost, Mr. Barry and Mr. Mandon
- D. Quorum-There are enough present for a quorum.
- E. Consideration of Minutes from May 17, 2023 meeting
Mr. Bugajski made a motion to approve the minutes with correction of date from the May 17, 2023, Ms. Duffie seconded.
Motion passed 5-0.
- F. Audience Participation-NONE
- G. Site Plan-NONE
- H. Old Business-K2 Construction Subdivision PC23-01 withdrawn application.
- I. Preliminary Hearing-1. Great Lakes RV Resort-Trevin Fowler, 1475 N Tremont Rd, PUD Approval. Mr. Fowler states things have been challenging with cost of project. Probably will break ground in the spring of 2024. He is looking to add the annexed lot into the PUD ordinance 2022-03 and adding permitted use, clarifying Utilites/Serviecs, Extending Timeline. See Attached. Permitted use they are looking at in the off season adding RV storage on the property located east of Munson ditch. Utilities all sites will have electric some will have all (water, electric, sanitary sewer). Extending timeline Phase 1A & 1B estimated completion within 24 months of PUD Amendment approval. Phase 2 East of Munson Ditch estimated completion within 24 months of Phase1A & 1B completion. Final Detailed Development Plan to be filed with the Town within 12 months after Plan Commission and Town Council approval of the amended PUD. The west side of property will be open year round there will be cottages there to rent.

Ms. Madigan explained to Mr. fowler that his drafted amendment needs to be signalized and submitted to the commission by September 8th. He agreed that he would have it prepared in time and aksed that the matter be set for public hearing on September 20th. Mr. Craig made a motion to set for public hearing at September 20 meeting, Ms. Duffie seconded.

Motion passed 5-0.

2. K2 Minor Subdivision, K2 Construction, Tom Krueger, 530 S 23rd St requesting subdivision approval. William Ferngren, Atty with Tom Krueger, 570 Vale Park Rd, they abandoned original application after hearing board comments about a flag lot which will conform to town code and all within building standards. Tom Krueger comments they are adding on 800 sq ft to back of original house and adding a garage area. The new house will be 220 sq ft craftsman style to blend in with nature and garage with line up with driveway. He also showed pictures of house.

- J. Public Hearing- K2 Minor Subdivision, K2 Construction, Tom Krueger, 530 S 23rd St requesting subdivision approval.

Public Hearing opened at 7:00 p.m.- Kathy Orgel, 510 S 23rd St , opposed they have enjoyed living on this past farm land. The house would over shadow other homes and it will be a disruption of nature and quality of life.

Kenneth Orgel, 510 S 23rd St, is concerned if it is going to be a rental property and also concerned with water in the back. He also thanked Mr. Krueger with listening to all there concerns before the meeting. He is also concerned with the possibility of flood lights similar to the ones at the new subdivision across the street. Tom Krueger indicated that he has no intention of installing lights like what are in that subdivision.

June Ortel, 750 Timber Ct., agrees with Mr. Orgel.

Public Hearing closed 7:08 p.m.

Ms. Madigan states Plan Commission doesn't have the authority to approve/deny a minor subdivision based on things like whether or not the future home is owner occupied, how storm water is managed or whether or not they put up security lights. The Plan Commission manages zoning and property lines. The state regulates what we can/can't approve and as long as his application meets the state's standards, we cannot prevent him from developing his property within state standards and town code. But it's also important to acknowledge that things like wastewater management are also regulated by the state and projects must be in compliance in order to get a building permit.

Mr. Krueger states his goal is to make it better for everyone.

Mr. Mandon states he recommends approving this variance.

Mr. Bugajski made a motion to approve this Developmental Standards Variance, Mr. Craig seconded.

Motion passed 5-0.

Mr. Craig made a motion to approve all requirements of ordinance, Mr. Bugajski seconded.

Motion passed 5-0.

Mr. Mandon and Mr. Barry state that it meets "state standards."

Mr. Eriksson made a motion to approve the secondary plat, Mr. Craig made second.

Motion passed 5-0.

- K. Findings of Fact-Ms. Frost indicated that the Findings of Fact are that the application for minor subdivision and the secondary plat meet standards for approval.

Mr. Eriksson made a motion to approve findings of facts, Mr. Craig seconded.

Motion passed 5-0.

- L. Other Business/Old Business-

Update from Town Council-NONE

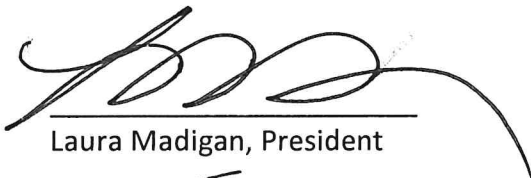
Update from Attorney-NONE

Board Comments-Mr. Mandon comments they commission can start identifying recommendations on TDD zone. Mr. Barry gave a brief information TDD(Transportation Development District). There will be a Public hearing August 31, 2023 at 6:00 p.m. at Porter Town Hall.

Public Comments-Jennifer Klug, 200 Franklin St Apt A, comments back when Chesterton Tribune closed it was made we published in NWI times, now there is a Cheterton Tribune again can it be change back to publish there. Mr. Barry states that The Chesterton Tribune only publishes twice a week.

- M. Adjournment-Mr. Craig a motion to adjourn, Mr. Eriksson seconded.

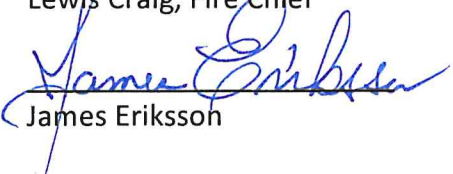
Motion passed 7-0.



Laura Madigan, President



Lewis Craig, Fire Chief

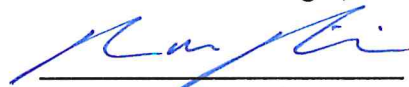


James Eriksson

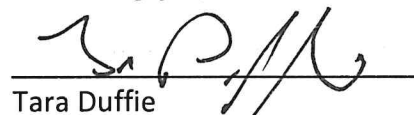
Mary Burke



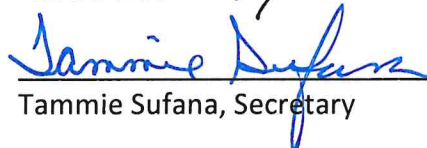
Rob Albrecht-Mallinger, Vice-President



Brian Bugajski, Park Director



Tara Duffie



Tammie Sufana, Secretary