

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

- A. Meeting called to order at 6:30 p.m.
- B. Pledge of Allegiance
- C. Roll Call/Determination of Quorum
Present: Ms. Madigan, Mr. Albrecht-Mallinger, Ms. Duffie, Mr. Spanier, Mr. Craig, Mr. Eriksson, Mr. Stinson showed up after roll call
Also, Present Ms. Sufana, Ms. Frost, Mr. Barry, Mr. Mandon
- D. Quorum-There are enough present for a quorum.
- E. Consideration of Minutes from February 17, 2021 meeting
Ms. Duffie made a motion to approve the minutes from the February 2021 as written, Mr. Albrecht-Mallinger seconded.
Motion passed 6-0 roll call vote.
- F. Audience Participation-NONE
- G. Old Business-Waverly Rd PUD-Mr. Barry states last year in May we approved final detailed plan Weiss Development. Weiss Development never recorded the document. The owner of the waterpark, Gary Britton, is resubmitting it for approval so they can get it recorded. It was previously approved by the plan commission and the council. He has reviewed and confirms it is the same document that was previously approved with the change of names being the only difference.
Mr. Mandon states he reviewed it and it is the same plan and it does not have a negative impact on the residential properties. He is still in favor of the plan, as it makes better use of the property. Not sure about the updates on the intersection.
Mr. Barry states all the improvements at the intersection are complete.
Ms. Duffie asks Mr. Britton if it was going to run the same way as year long leases or air bnb, she is concerned with parking. Mr. Britton states yearlong leases.
Ms. Duffie asks if there will be an employee in common area, pool and locks. Mr. Britton states they will have someone there to do that. Mr. Mallinger wants the question clarified is the owner going to have an attendant there 24/7. Mr. Britton says yes.
Mr. Mallinger wants to make sure what we are deciding, The PUD was recommended for approval and the council approved it. We are not going back to revisit the concept.

That is not the question before us now. Mr. Barry states correct we are approving the final detail plan only changing the owner and engineer. Mr. Mallinger then we are just approving the final detail plan. He is far more comfortable approving a site plan if he can look at it. Mr. Barry said it is the same drawing with the same architect.

Ms. Duffie agrees it was very tiny and it is there and it is identical to prior one. Mr. Barry states that is the problem with zoom meetings.

Ms. Madigan asked Mr. Britton if the tenants leases will specifically exclude air bnb use. Mr. Britton states it will exclude air bnb usage.

Mr. Mallinger the prior developer was going with a phase approach will you be doing that; Mr. Britton states yes they do.

Mr. Spanier asks attorney is this project one that meets the requirements required to vote yes or is this one that is still open to individual opinion. Ms. Frost the way the PUD ordinance works it becomes the zoning of that practical property. If they come in with a plan that complies with all the requirements that the PUD approves they are complying with the zoning ordinance for that property. Mr. Spanier comments so it is out of the realm of personal opinion just if it meets the requirements.

Mr. Craig made a motion to approve the final detailed plan PUD, Mr. Stinson made second. Motion passed 7-0. Roll call vote.

Updates on Comprehensive Plan-Ms. Madigan comments that we have Mr. Daniel Walker from Purdue Extension with a presentation on the Comprehensive Plan Update proposal-Environment & Future Land Use they submitted in September 2020. This proposal is funded through the US EPA Great Lakes National Program Office and the Great Lakes Restoration Initiative, and available at no cost to the Town of Porter. The time line is 3-4 months post approval. Scoping meeting outcomes-Discussion with Plan Commission committee/leadership team. Determine-Logistics, timeline, coordinate communications and surveys, what environmental/future land use concerns exist, identify data resources, alternative engagement considerations with community, engagement with elected officials. He gave an overview on the education and visioning session. Goals, objectives, and strategies meetings-facilitating working group meetings, potential researcher presentation, inputs, outputs, 1-2 hr. virtual meetings with working group. Tipping Points Models-Stream Health, Nutrient Loading, Land Use Change, Coastal Wetland Health. Land Transformation Model 2020 and 2050. Showed an update process from Jasper County. Final Deliverable-Report to include-Goals/objectives/prioritized strategies for environment and future land use, all data generated by participants, all data presented to participants.

Mr. Mallinger asks for clarifications many issues are focused on many items to emerge in workshop even though this is focused on water quality. Mr. Walker states that whatever information comes out of these workshops is yours to use.

Mr. Mallinger we anticipate using a survey and the new website to enabling more residential input. Mr. Walker comments we can coordinate what you want and what we want to come out of the scope meetings.

Mr. Mallinger one of the reasons we are looking for help is to get people to engage in whatever type of meetings we have. Mr. Walker they will do everything they can to help but as far as getting people to meetings is a personnel connection. They will attend at the plan commissions invitation.

Mr. Walker this presentation is mainly focuses on environmental element of the comprehensive plan. Based on the work the consultant has done he will have to rework the second proposal.

Mr. Mallinger can you give us someone we can talk to that you have done work for. Mr. Walker states they just finished one for Jasper County Plan that was done in 2020.

Ms. Madigan comments on revisiting this in April for a vote.

Mr. Mallinger made a motion to table Purdue Tipping Point proposal until the April meeting, Ms. Duffie seconded.

Motion passed 7-0. Roll call vote.

Ms. Duffie has a rough draft of the stake holder spreadsheet and has talked to Mr. Eriksson to help a little.

Mr. Mallinger will be sending out a link to the new survey.

H. Final Plat Review-

I. Preliminary Hearing-NONE

J. Public Hearing-

K. Findings of Fact-NONE

L. Other Business-

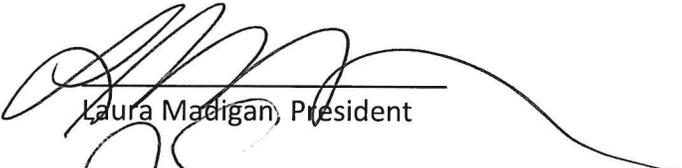
Update from Town Council-Mr. Stinson comments the council has reviewed sign ordinance and recommended some changes and if council approves the changes it will be coming back to Plan commission for review.

Update from Attorney-NONE

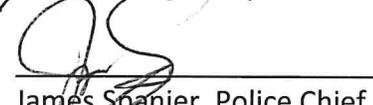
Board Comments-

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

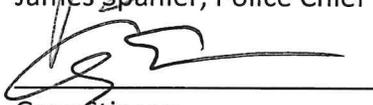
The next regular meeting will be on April 21, 2021.



Laura Madigan, President



James Spanier, Police Chief



Greg Stinson



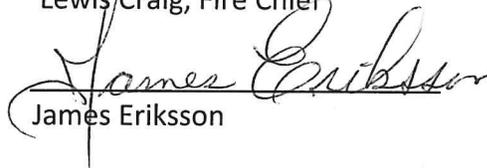
Tara Duffie



Rob Albrecht-Mallinger, Vice-President



Lewis Craig, Fire Chief



James Eriksson



Tammie Sufana, Secretary