

Technical Advisory Committee Meeting Minutes

To: Porter Plan Commission

Re: **1415 Tremont Road – Proposed RV Resort & Campground
Proposed Rezoning to Planned Unit Development (Open Space)
Meeting Date: November 4, 2021 Time: 1:00 pm CST**

TAC: Michael Barry – Director of Development/Building Commissioner
Jim Mandon – Town Planner
Jamie Spanier – Public Works Superintendent (absent)
Todd Allen – Police Chief
Lewis (Jay) Craig, Jr. – Fire Chief
Brian Bugajski – Park Director

Attendees: Trevin Fowler – Third Coast Cottages LLC
Kimberly Fowler – Third Coast Cottages LLC

Overview

Third Coast Cottages LLC is under contract to purchase approximately 50 acres of land in two parcels at the southeast corner of Tremont Road and US Highway 20. The site currently is occupied by the office of Ellis Electric. The site address is approximately 1415 Tremont Road. A 40-acre parcel is within the Town of Porter limits; an adjacent 10-acre parcel to the east resides in Porter County and would need to be annexed by the town. Current zoning is B-3 Business at the northwest corner of the property and R-1 Single Family Residential for the balance of the Porter parcel. The project would likely be built out in two phases. Munson Ditch bisects the property; this is a Porter County regulated drain with a 75' easement on either side of the ditch centerline.

The proposed RV resort and campground would focus on transient visitors to the area; this is NOT an RV park. The maximum time will be 30 days for visitors. The proposal shows repurposing some of the existing buildings onsite (house, barns).

Discussion

General:

- The project is shown in two phases, west and east of the ditch.
- The first phase includes 83 RV parking pads and a cluster of buildings including: restaurant, barn event center, club house, office, store and bath house. Also shown are a pool and an area for food trucks.
- The second phase includes 71 more RV parking pads, a dump station, pickleball courts, dog park, flower and pumpkin farm, mini golf, several additional bath houses, and areas for tents and camping.
- The developer will request a liquor license for the event center.
- Operations would be approximately from March 1 to November 1 each year.
- Security is currently planned to be cameras and possibly an onsite manager.
- TAC asked about having onsite security personnel to alleviate potential issues calling for police.
- TAC asked if shuttle buses are proposed to the beach areas. This is in the planning stage. NPS may support shuttle buses. Will need to coordinate with NPS, DNR and NICTD.
- TAC asked if any contact was made with WBEZ or Visitor's Center to connect with trail. Developer open to this; currently planning onsite trails.
- RV pads to be about 75' long by 35' wide; initially proposed to be asphalt millings. Future may be concrete. Onsite roads proposed to be asphalt millings.
- TAC requested interior roads to be designed for emergency vehicle use.

- TAC requested numbering of sites and road names for emergency response purposes.
- Goal is to start construction in June 2022 after PUD approval.

Traffic:

- Two driveways onto Tremont Road are shown on the preliminary proposal.
- TAC requested adding or moving a driveway further to the south for improved traffic flow into and out of the site and for emergency access.
- TAC commented that the north driveway is too close to the Tremont/20 intersection. No driveways are planned onto US Highway 20.
- TAC recommends a traffic study be commissioned to study traffic counts and access (i.e. turn lanes) to prevent traffic backup onto Tremont Road. Traffic study should take holiday traffic into account. A southbound left turn lane and northbound right turn lane are recommended.

Sanitary sewer:

- No sanitary sewer exists in this area. The closest sanitary sewers are at the cul-de-sac on Munson Road and on Tremont Road near the Trailer Transit main driveway. Sewer would need to be extended to the site.
- The Munson Road sewer is approximately 2200' away. The Tremont Road sewer is approximately 600' away.
- Utilizing the Munson Road sewer will require a review of the downstream sewer, which runs to the Cardinal Court lift station. Any lift station or other sewer upgrades would be the responsibility of the developer.
- Accessing the sewer north of US Highway 20 on Tremont Road would require boring beneath US 20.

Water:

- An existing 16" diameter Indiana American Water main is located adjacent to the site on Tremont Road. IAW handles all water main design reviews.
- There are three existing fire hydrants on Tremont Road adjacent to the site. Onsite hydrants and water mains are the responsibility of the developer.

Stormwater:

- Onsite stormwater management must follow the 2008 Porter County Stormwater Design Manual standards. Erosion control and pollution prevention standards must be followed.
- Stormwater can be directed to Munson Ditch.
- There are no delineated wetlands onsite.
- An IDEM Rule 5 Permit must be obtained per State of Indiana regulations (site larger than 5 acres).

Lighting:

- The site interior is to be well lit but not create light pollution.

Recommendations

1. A traffic study with recommendations should be provided to determine the impact on Tremont Road vehicular movements.
2. The Technical Advisory Committee has a FAVORABLE recommendation of the project. The project fits well with the latest Comprehensive Plan and makes good use of the property.

Respectfully submitted,



Michael S. Barry
Director of Development/Building Commissioner