

PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
January 18, 2023 – MEETING MINUTES

LOCATION: County Administrative Center, Ste 205 TIME: 9:00 a.m.
155 Indiana Avenue, Valparaiso IN

MEMBERS IN ATTENDANCE

Bob Thompson, Dan Boyd and David Champion

Also in Attendance:

Monica Gee and Kelly Cadwell

CASE: MI-22-0004

Petitioner: Clemans Minor Subdivision

Plan Preparer: Abonmarche Consultants, Inc.

Location: 50 North 500 West, Valparaiso, IN 46385 (Union Township)

Zoning: RR, Rural Residential District

Acres: 46.77

Request: Primary plat approval for a proposed four (4) lot minor subdivision.

Stephan Fields - Abonmarche presented. Terry Clemans – Trustee for the Trust that holds the land was also present. Last meeting there were questions on the length of the drive. That has been resolved. They are here today requesting primary plat approval. Storm water has reviewed and issued a letter of conformance.

Dan Boyd – Did Randy get a hold of you?

Stephan Fields – Yes. He and Dan have also talked about contiguous useable area. If they move forward on each individual lot they will need additional borings.

Dan Boyd – It will probably have to be delineated when they start building on the lots.

Bob Thompson – Anything with a drive over 1,000’ has to have approval by DRC. They also look at width. This is a private road. When you come back for secondary plat you are going to have to figure out a number for it. He does not think they can go with Clemans Drive. They will check with 911.

Terry Clemans – He checked with 911. Clemans Drive was fine. They have to provide a gate code.

Bob Thompson – We will double check on that. If he is putting up a gate it has to be out of the right of way. There is no stacking on the road. This will be an asphalt road. Correct?

Terry Clemans – It is going to be asphalt to the edge of the right of way. Then it will be aggregate.

Bob Thompson – Between the road and the right of way it will be aggregate?

Terry Clemans – From the road to right of way is asphalt. Then on in is stone and aggregate.

Bob Thompson – You need to make sure you meet the requirements of width and 8” of stone. Staff will be out there to check. The road has to be in before the building permits are issued.

MOTION: Dan Boyd moved to approve Case MI-22-0004. David Champion seconded the motion and so approved with a 3-0 voice vote.

Bob Thompson –You can submit Secondary plat to the Department to start reviewing. Notifications will go out. Citizens have 30 days to appeal. The application for secondary plat cannot officially be accepted until the 30 days is up.

There being no further business, the meeting adjourned at 9:08 a.m.