

PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
March 2, 2022 – MEETING MINUTES

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

MEMBERS IN ATTENDANCE

Robert Thompson, Dan Boyd, Kevin Breitzke, Mike Novotney, Rich Sexton, Kristy Marasco, Rich Hudson, Kelly Cadwell, and Monica Gee.

Case: UV-21-0076 (informal review for BZA)

Petitioner James Andershock c/o Atty: Clay Patton

Location 1569 Indian Boundary Road, Chesterton, IN 46304 (Westchester Township)

Zoning: R1, Low Density Single –family Rural Residential District

Acres: 12 +/-

Request: Review site plan for a proposed farm market/produce stand.

Bob Thompson explained the BZA sent this to DRC to review the site plan that is being shown. It is for a produce stand that needs a use variance to allow the operation to continue.

Attorney Clay Patton presented. They are relocating the entrance to the west driveway. There are five parking spaces. He has proposed two carports to have the produce items covered from the sun and rain a 20 X 15 and 20 X 14. They are trying to take all of the noise and viewing issues to the west side of the property. The hours of operation will be sun up to sun down. There is no signage other than possibly at the drive entrance pointing to the west.

Bob Thompson asked about the proposed driveway. There is a driveway cut there with a culvert. Trucks will be delivering twice a week.

Mike Novotney asked what material the parking area will be. Attorney Patton stated it will be gravel. If the BZA approves this, staff will have to review the site plan for construction and post construction storm water management control because it is over the 10,000 sq ft allowed. This is improved over the existing situation. The design and construction standards apply to the driveway.

Dan Boyd clarified there will be no restrooms. He was told that is correct. The house is where Mr. Andershock lives. He is on Indiana Conservancy. The Health Department has received complaints regarding the rotting vegetables.

Kevin Breitzke asked if there should be a Private Drive sign at the driveway. No deliveries will be made in the evening. There is sewer and water. There is a gate that will be shut for the existing driveway. Mr. Andershock said he usually has 25 visitors a day. They come one or two at a time and are there for approximately 15 minutes.

Rich Sexton asked what type of trucks will be bringing the deliveries. Mr. Andershock said it will be semi-trucks. The width of the culvert is 25'. It is big enough for the trucks. No trucks will go past the west driveway.

Mike Novotney clarified if the BZA approves this, staff will have an opportunity to look at the storm water, engineering and highway concerns.

Bob Thompson said he needs to make sure the BZA knows the parking is going to be gravel. Attorney Patton said they plan to put asphalt into the drive way so that trucks will not break down the edge of the road.

This is an informal review. The DRC recommends to explain to the BZA regarding the driveway, gravel, and how far it will be paved. If approved by the BZA, petitioner will need to move forward with a development plan approval (study site review).

Case: MI-21-0012

Petitioner: Union Farms Subdivision

Location: Corner of 500 W and Ludington Ditch (N of SR 2), Valparaiso, IN 46385 (Porter Township)

Zoning: RR, Rural Residential District

Acres: 33+/-

Request: Seeking approval for a (3) lot minor subdivision.

This has gone through variances from the BZA. Kevin an attorney presented along with Don Guerrero. They have gotten the driveway approval from the State. They have received the variance for driveway location and tree plantings. They would like to move forward and continue the subdivision. He knows there are some engineering comments that need to be addressed and satisfied.

Bob Thompson said he knows they did a site distance study. The Highway Engineering has reviewed and there are no concerns.

Mike Novotney stated he issued a letter of substantial conformance with the county's storm water standards and design and construction standards. There are a few clarifications that need to be fixed with the submittal.

Dan Boyd stated they have the useable acreage and he has no issues with the project.

Kevin Breitzke clarified they got the permit from the State for the one entrance and Lot 3 is the only one with access off of Highway 2.

Motion: Kevin Breitzke moved to approve Union Farms Minor Subdivision Case MI-21-0012. Mike Novotney seconded the motion, which carried on an unanimous voice vote.

Bob Thompson advised the primary plat is approved and letters, notifications will be sent out. The petitioner can submit for secondary plat. However, they will have to wait 30 days from notification to see if there are any remonstrance's. It was suggested they bring in the application sooner for the secondary plat approval.

Mike Novotney stated Friday is Rich Sexton's last day with the County. All wished him the best of luck.

There being no further business, the meeting adjourned at 9:28 a.m.