

**MINUTES OF THE MEETING
OF THE PLAN COMMISSION
VALPARAISO, INDIANA
April 1 2025**

The Plan Commission of the City of Valparaiso, Indiana, met on Tuesday, April 1, 2025 at 5:30 p.m. in City Hall. Matt Evans called the meeting to order. The Pledge of Allegiance was said. Present were Diane Worstell, Vic Ritter, Harris Peterson, Sarah Litke, Clay Patton, Ellen Kapitan, Matt Evans, and Max Rehlander. Also present were Bob Thompson, Attorney Mark Worthley, Jessica Gage, Seyi Aletan and Petitioners. Tim Warner was absent.

Minutes

March 4, 2025 – tabled to next meeting

Old Business and Matters Tabled

PUDA25-001 (Public Hearing was closed)

A petition filed by Leeth Law LLC, 2700 Valparaiso St. #2412, Valparaiso, IN 46384 on behalf of The Brooks Land LLC. The petitioner seeks an Alternate Plan for Phase 3 in The Brooks at Vale Park.

This case was heard simultaneously with **SSP25-001** (see below)

Attorney Todd Leeth – The Public Hearing was at the last meeting. The Petition is to amend and provide for an alternate plan. The second case is to approve the Secondary Plat for Phase 3. Phase 3 includes the CS lots which are not being changed at all and the estate lots which include the flex area. There have been two changes since the last meeting. A part of the Alternate Plan is to relocate the walking path across the creek from Old Oak Drive to the Lots that are in Phase 3 along the eastside of Trailbrook. In doing so they are reducing the side yards of those lots. Clay Patton pointed out the width of the walking path and the distance between the two adjacent homes would be the same width. In Lot 79 and Lot 80 they are not asking for the reduction. That leaves 10' on each side of the walking path easement. The walking path is 7'. This is a modification to the Alternate Plan. He has provided two letters of support. One is from Dr. Behrand and the other is from Mr. Krueger. Both are property owners that are on the border of Phase 3.

Bob Thompson – We did review. The revisions are included on the Alternate Plan.

Clay Patton – Looking at the establishing Ordinance of 2019 and the Flex Area, it says the Developer at its sole discretion may lay out and plat the area designated as Flex Area with lots being no less than 10,000 sq ft in size. Does the 10,000 sq ft include the Tree Preservation area?

Attorney Todd Leeth – It does. In Phase 3 there are 19 E lots on the east side of Trailbrook. Of that 17 of them fall in the Flex Area. The two southern lots are not in the flex area. Both of them are 12,000 sq ft. The remaining 17 lots have 13 that are still 12,000 sq ft. and four are more than 10,000 sq ft but less than 12,000 sq ft.

Clay Patton – If you take out the Tree Preservation area the number of lots goes to 9 from 18.

Attorney Todd Leeth – He does not know the answer because the lot size does include the Tree Preservation Area.

Clay Patton – If you look at Lot 82 it shows if you take out the Tree Preservation Area the size is 8,400 sq ft. Doesn't that violate the spirit and intent of the PUD the developer wrote where he said the lots would be no less than 10,000 sq ft?

Attorney Todd Leeth – He would dispute that. You can't take out the rear 21' and say it doesn't meet the spirit. The Tree Preservation Area does not reduce the size of the lot. It preserves the trees on the lot.

Clay Patton – Which lots are the lots that are still outside of the Flex Area.

Attorney Todd Leeth – He thinks it is Lots E 70 and E 71.

Clay Patton – If they are not in the Flex Area they have to be 12,000 sq ft.

Attorney Todd Leeth – They are.

Clay Patton – Are they in the Traditional Home subdistrict?

Attorney Todd Leeth – He believes that is true.

Clay Patton – You are calculating that amount including what is reduced in the buildable area due to the Tree Preservation Area?

Attorney Todd Leeth – In 2019 they did not have a Tree Preservation Area. When they platted Phase 2 they did not have a Tree Preservation Area. Now the homeowners have removed too many trees and that is why they did the Tree Preservation Area.

Clay Patton – Would this Petition be necessary if the number of lots did not increase on the east side of the street from 13 lots to 18 lots?

Attorney Todd Leeth – The Plan Amendment is necessary to reduce the side yards. Not to increase the number of lots. The number of lots could increase just with the Secondary Development Plan because they can do that under the PUD.

Clay Patton – Would you have to reduce the side yard set back if there were 13 lots instead of 18.

Attorney Todd Leeth – No. The side yard setback is targeted to accommodate the Tree Preservation Area. They are sliding the homes further to the front to stay away from the Tree Preservation Area, yet give the homeowner a backyard.

Clay Patton – If you had kept the number of lots at 13, you would still want to have a Tree Preservation Area and you would reduce the front yard setback but would not need to reduce the side yard setback?

Attorney Todd Leeth – If they kept the homes at 13 they would have side yards that would conform.

Clay Patton – And all of the lots would have 10,000 sq ft buildable area not including the Tree Preservation Area.

Attorney Todd Leeth – They would have 12,000 sq ft. Remember though the reason they have the Flex Area is the creek forms a natural divide between the Estate lots in Phase 2 and the remaining Estate lots in Phase 3. These 19 Estate lots are more impacted by the CS lots across the street than they are their neighbor lots on the rear yards in Phase 2.

Ellen Kapitan – What is the anticipated price point of these houses?

Attorney Todd Leeth – He does not know. He represents the developer, not the builder.

Ellen Kapitan – She is interested in more housing density. A goal of the Council is to make sure they look at price points.

Attorney Todd Leeth – He would anticipate that what was in Phase 2 will continue in Phase 3; probably a bit smaller.

Ellen Kapitan – What is the size of the homes?

Attorney Todd Leeth – In Phase 2 there is a house that is 90' wide. It is substantial. The CS lots are smaller, but very nice. The Brooks is a well-planned mix of homes.

MOTION: Vic Ritter moved to approve PUDA25-001. Sarah Litke seconded the Motion. Upon roll call vote the Motion passed with a 7-1 vote. Clay Patton voted No.

Roll Call Vote:

Diane Worstell – Yes
Sarah Litke – Yes
Vic Ritter – Yes

Matt Evans – Yes
Clay Patton – No
Ellen Kapitan – Yes

Tim Warner –Absent
Harris Peterson - Yes

Max Rehlander – Yes

SSP25-001 (Public Hearing Closed)

A petition filed by Leeth Law LLC, 2700 Valparaiso St. #2412, Valparaiso, IN 46384 on behalf of The Brooks Land LLC. The petitioner seeks a Secondary Development Plan for Phase 3 of The Brooks at Vale Park.

MOTION: Vic Ritter moved to approve SSP25-001. Sarah Litke seconded the motion. Upon roll call vote the Motion passed with a 7-1 vote. Clay Patton voted No.

Roll Call Vote:

Diane Worstell – Yes
Sarah Litke – Yes
Vic Ritter – Yes
Tim Warner – Absent
Harris Peterson - Yes

Matt Evans – Yes
Clay Patton – No
Ellen Kapitan –Yes
Max Rehlander – Yes

RZ25-001 (Public Hearing was closed)

A petition filed by Neighbors Corp., 454 College Ave., Valparaiso, IN 46383. The petitioner seeks to rezone Lots 4-7 in Block 13 in Smith's Addition. Currently, the four lots are addressed as 556-560 Locust St. The current zoning is CA Campus. The proposed zoning is RT Residential Transition.

Matt Evans and Vic Ritter recused themselves from voting due to a conflict of interest for both. Tim Warner, as Vice President, was absent. Matt Evans sat in the presiding chair during discussions.

Carmen Vincent – Executive Director of Project Neighbors. They are interested in purchasing and developing Lots 4,5, 6, and 7 in Smith's Addition. These are four lots at the end of Locust Street by VU law school and the railroad. The purpose is to create four duplexes totaling eight living units. Each will have three bedrooms and 1,200 sq ft. By developing this land, they will be improving the appeal of the area while addressing the growing need for cost effective and attainable housing in accordance with the Mission of Project Neighbors.

Cody Wilson – Housing Director for Project Neighbors. He presented a conceptual design. Setbacks on both side and front have been respected. They have tried to respect parking. Further design work is needed. This introduces the idea of using this area as RT as opposed to Campus.

Bob Thompson – Jessica has worked with the Petitioners. They have done an excellent job in showing they can get houses on these lots. Staff is in full support of the rezone.

Max Rehlander – Staff has reviewed and they are ok with the rezone.

Clay Patton – There are not any garages with these units?

Bob Thompson – Correct. Code requirement is they have to fit two cars on their lot. Staff has worked with them on this. Their driveway separation will be close.

Cody Wilson – The driveways are not attached. The house can be moved forward or backward if needed.

Clay Patton – He is not concerned just with parking for the residents, but also visitors. There is no concern from Staff with parking?

Bob Thompson - Staff will work with them to make sure they meet Code.

Ellen Kapitan – For the clients you intend to serve, are two cars a common need?

Cody Wilson – That is not common with the clients we have. They will not be crowding the area with cars but they still intend to comply with the zoning regulation.

Ellen Kapitan – It shows a lot about the organization the work you have put into working with the City staff. She appreciated the designs they presented. The City is getting more homes but in this case a whole different set of our community will be able to enjoy our City.

MOTION: Diane Worstell moved to send RZ25-001 to the Council with a favorable recommendation. Ellen Kapitan seconded the motion.

Bob Thompson – If this is forwarded to the Council with a favorable recommendation it was requested at the last meeting to have it forwarded with a Written Commitment that will allow for two family attached housing on that. He asked that the Motion and Second accept that. The Motion and Second agreed.

Upon roll call vote the Motion passed with the condition of a Written Commitment that will allow for two family attached housing. The vote was 6-0.

Roll Call Vote:

Diane Worstell – Yes
Sarah Litke – Yes
Vic Ritter – Recuse
Tim Warner – Absent
Harris Peterson - Yes

Matt Evans – Recuse
Clay Patton – Yes
Ellen Kapitan – Yes
Max Rehlander – Yes

New Business

A25-001 (Public Hearing)

A petition for annexation into the City of Valparaiso has been filed by Lake Acquisitions, Inc., and Prairie Development, LLC. The Plan Commission will consider the zoning recommendation to the City Council for the proposed annexation area at a public hearing. The annexation area is approximately 80 acres made up of 4 parcels located north of CR 500 North and west of CR 175 West.

Ed Reckentwall and Kevin Paszko presented.

Ed Reckentwall - They represent Prairie Development and Olthof Homes. The request is for an annexation and rezone of land located north of CR 500 North and west of CR 175 West. Olthof Homes was founded in 1961. They have been building in the region for approximately 65 years. They are family owned. They try to be as mindful as they can to make sure what they are proposing meets code.

Kevin Paszko – This land is currently used as farmland and zoned R2 in Porter County. This is north of Iron Gate and Brigatta Hills. West of Waterford. South of Magnolia and east of Hampton Manor and Tower Meadows. It is contiguous with the Northwest corner of the current City boundary. The Comprehensive Plan does not mention a projected zoning for this parcel of land. They have identified that the City wants to provide a mix of housing products to have wider appeal to current and future residents both economically and demographically. This project would aid in allowing new businesses to live in close proximity to where they work and major thoroughfares. Single family is the dominant use of parcels in the immediate vicinity. It is logical that this would transition into residential and evolve from its current agriculture use. The City seems to want a wide appeal in economic demographics for residential development and we propose to offer a project that would satisfy that criteria.

He presented a concept plan. There is a section of GR General Residential which has 147 single family detached lots at 60' wide by 130' deep. And 13 single family detached lots at 70' wide by 130' deep. These lots have the smaller slab style product that is geared more towards single parents, empty nesters or first time home buyers. There is a section of Urban Residential which is 147 single family attached front loaded townhomes. Each unit measures approximately 20' wide by 110' deep. These would be geared towards the same groups. The townhomes will be sold fee simple individually. Each home will have its own deed. The plan has a total of 300 units. The south east corner has a 2 acre parcel. This is intended to be used for a future fire station for the City. They were approached by City staff in November of 2024 and asked if they could help them with locating a new station in this vicinity. This was discussed at the Valpo Territory Board meeting on February 6th. They have more intense landscaping for a buffer around the fire station. They would be agreeable to putting screening between the units adjacent to that two acre parcel to be a more physical separation. They think projects like this provide wider appeal than one product type. Having multiple products expands the pool of prospective residents who may want to live and work in Valparaiso. They also believe in having a subdivision that has generational appeal. This would allow grandparents to live in a townhome and their kids living in a single family home all within walking distance of each other.

They are allotting about 10 acres for detention pond and amenities. They have amenities that match the product type. On the west side they have a small amount of walking trails. A playground area with seating and landscaping and a pond with a fountain. On the east side they have two sections with an outdoor kitchen with a gas grill, stone countertop, gas fire pit with seating, pergolas with lighting and seating and extensive landscaping. They have found active amenities like these are a successful combination. They like to promote the gathering of neighbors. On the east side in the northwest corner they have an outdoor kitchen area, outdoor games and seating areas, and pergolas with lighting. There will be a walking path along the frontage on 500 and 175. Heavy buffers will be provided between areas. They understand people value their privacy. They are more than willing to provide high buffering and separation via landscaping. There will not be any connecting roadways to other subdivisions so there will not be any increase in traffic to other developments. All of the open space will be maintained by the HOA. All of the townhomes will be maintenance free.

Public Hearing

Stephanie Wisniewski – Magnolia Meadows. How big are the houses going to be? What is the price point going to be? She wants to make sure what is going in is going to be comparable.

Jack Huguenard – 514 Lismore Lane. He was at the County Plan Commission meeting where Lake Acquisitions, Inc., and Prairie Development, LLC. Were denied a PUD. This would significantly increase the number of dwellings and residents. The County denied on the basis of being inconsistent with the County Use Plan. Now the developer comes to the City of Valparaiso asking for annexation and rezone. This is not the way this area was intended to be developed. The proposed change will bring harm to the area. With 300 units there will probably be 600 more vehicles on the road. People drive through the 3-way stop at 500 and 175 all the time. Complying with the zoning requirements is not a hardship for the developer. The request is being made to increase profits by building more units. He doesn't care about annexation. If this is annexed he hopes the City will have something to say about how the land is currently being used. After the County denied their request, the developer focused their attention on another development. They left behind piles of drainage piping and construction materials. For the past two years they have been hauling in truckloads of soil and have created a huge mountain of dirt. Trucks are being unloaded. This is noisy and starts at first light. It has been an irritation. When it is wet the trucks bring dirt out onto the road. He wonders if that kind of activity will continue if the City annexes it. There is no compelling reason to rezone.

Chris Kazlowski – 193 W 550 N. When he moved there 25 years ago there was one home. That has been the neighborhood until Olthof shows up building high density developments. They never asked the residents what they wanted. What about the drainage? Why does it have to be high density? The light pollution is insane with what they already have there. He has asked them to clean their tires before going on the street. He has had his phone line cut a few times. He wonders if they are getting a grant out of this from the City or State. It will be a hardship for the first responders. There are already fire stations in the City and they are not all manned.

The plowing is terrible in Valparaiso. Why do present citizens have to battle a self-serving company so they can make a profit.

Nick Blanusha – 3907 Iron Gate Drive. Has an impact study been done on the amount of traffic that will be happening on 500 North? He doesn't think there is the capacity for the additional traffic. Having emergency vehicles going back and forth will cause issues. He would like to know if Olthof Homes pays an impact fee to the City of Valparaiso for the extra stress they are going to put on the educational system and the city services. Will they pay for any of the damage they have done to 250 W with their construction vehicles? Will there be easements for sidewalks along 500 North?

Frank Koprcina – 128 Regatta Court. Does the Board feel they have met all five of the statutory criteria that would allow them to change the zoning? There are two contiguous developments here - Waterford and Brigatta. They stated there would be 300 units. If anybody can articulate how that would help the adjacent developments he would be curious to know that. The developer talked about a Comprehensive Plan. He does not think the Comprehensive Plan in Valparaiso envisions this type of plan. High density is an understatement. Legally this Board has to make sure they follow the law. He agrees with the road damage issue. Is the vote for annexation contemporaneous with the zoning vote?

Michelle Grossnickle – 136 Regatta Court. She has been here for 30 years. She moved here because it was rural. She doesn't see why it has to be that dense. She is having a problem with the fill. She knows of a lot in Chesterton where a person could not purchase the lot because of all the fill. Will there be basements? Since there is so much fill will it just be slab. The fill cannot stay on that land. She owns two properties on Burlington Beach Road. She has not ever heard of a 20' lot. If the City wants to annex this proposed area why don't they annex her lots that are 25'. She would like to know the setback rules. The development should stay more like what is in the area.

Stephanie Wisnewski – Magnolia Meadows. She has been looking at the chart and the house she lived in in Chicago was 22' wide. She could stick an ironing board over to her neighbor. They sat in their rooms with the windows open and talked. This is going to be a 20' lot and the house approximately 18'. That is really tight. The rezoning allows them to be close. There will be too many cars.

Nick Blanusha – 3907 Iron Gate Drive. He assumes these are vinyl siding. That close is a fire hazard.

Linda – 147 Kingsdale. Her concern is so many people and so much traffic. The fire station bothers her. This will bring in more crime. She runs every morning and the traffic is already bad. This is not what they need here. It is not a good thing for Valpo. The lots are small.

Jack Huguenard – 514 Lismore Lane. This development is really dense. With a fire station they will need to widen all the roads. This is asking for trouble.

Seeing no one else wishing to address the Board, Matt Evans declared the Public Hearing closed.

Rebuttal from Petitioner

Kevin Paszko – The town homes sq ft area is 1461 sq ft. That is 602 sq ft for the ground floor, 859 sq ft for the second floor. They have a one car garage and one space in the driveway. There is one additional parking space spread throughout the area. There is a small backyard area. The second floor can be two bedroom with a loft area or three bedrooms. Pricing is between \$250,000 and \$275,000 per unit. The units are 20' wide by 110' deep including front and rear setbacks. Each unit of a town home will be 20' by 110'. Each block of units, which can be viewed as a lot, will be at least 110' by 110'. The GR zoned area will be single family detached homes. They will be on 60' by 130' lots and 70' by 130' lots. They have six floor plans. They are - one ranch, five two story and they range in square footage from 1456 sq ft to 2386 sq ft. They all have a two car garage with the option of an extended garage or a three car garage. The ranch plan will not allow for a three car garage. There will be several options for siding. Exterior designs and element will decide on which style is picked. The square footage will be comparable to those in Hampton Manor, Tower Meadows, and Magnolia Meadows. Price point will be \$350,000 to \$375,000. They will provide street lights along the interior streets as provided in the UDO standards. Additional light will be what is allowed in the UDO. If there are issues with speeding, it sounds like that is an issue that pre-dates this development and would be a police issue. There will not be any fill on any lots of this development. They are all slab products with no basements. The dirt on the one lot will be used for mass earth work. He will notify the Porter County Project Manager to look at the road and see if the dirt on the road is an issue. If it is bad they will call out a street sweeper. If they do move forward with the development, they will provide street sweeping on a regular basis. If the roads need to be widened that will be determined as part of the primary plat and engineering process. They will comply with what is in the UDO. Anything with engineering is not part of this process. This is just annexation and rezone. When they are at primary plat, they will address the engineering issues. Water and sewer will be handled separately. This is outside Valpo water and sewer limits. Water will be provided by Indiana American. Sewer is provided by Aqua. They have confirmation from both entities they have adequate capacity to take on the amount of units proposed. There will be a walking path along 500 and 175. He is not sure what impact fees Valpo has but they will pay whatever that amount is. All of this information has been sent to the Superintendent of Schools, Jim McCall. He has not received any comments or questions from him. They have not done a traffic study. One has not been requested. They are willing to do one. They are providing something to the City that is not as plentiful as what some people might want. They are trying to fill a need that has been identified repeatedly over the last 12-18 months. Certainly when this current Council was seated. They found this site to provide housing and to help the fire department with a location. So there are multiple benefits to them locating here. They are providing extensive landscaping/screening along the frontage. They have screening between the uses. They will listen to other ideas.

Questions/Comments from the Staff and Board

Bob Thompson – This Board hears the Petition and gives a recommendation to the Council. The Council will hold a Public Hearing on the annexation. They are the one that will approve the annexation. The Plan Commission gives a recommendation of what they feel the zoning should be. The City of Valpo only has an impact fee on parks. The State will not let any municipalities have an impact fee on educational services. The State does allow road impact fees but that is a huge undertaking. You have to have huge growth to make a road impact fee hold up. The County heard the PUD in front of the Plan Commission for two family attached housing and single family housing. The Plan Commission recommended denial to the County Commissioners. He supported the PUD in front of the Plan Commission but they recommended denial. The Petitioner withdrew. They came back with another plan that met the open space requirements. They were able to get 8,000 sq ft lots within an R2 and services on that. That is approved for primary plat and is currently being held by the County. That is very similar to what they did in Magnolia Meadows. It is being serviced by Aqua for sewer and Indiana American for water.

Ed Reckentwall - The County zoning approves 60' wide lots which is similar to what they are showing in this proposal.

Bob Thompson – The City's Comprehensive Plan does not show a future growth plan for this area. This is due to the fact that they are serviced by private utilities. He does not know what would happen if they changed the utilities. He thinks they would have to go before the IURC and make that request. They also had approval for all of the drainage on this parcel. At that time Olthof decided they wanted to focus on Westwind.

Ed Reckentwall – The west side of this is on their schedule for development this season. All of the material stock piled will be gone by midsummer.

Max Rehlander – The City does not assess road impact fees currently. Road impact fees is not the avenue to address the issues of widening the roads. County Road 175 would be a new road in the City's inventory. The City would evaluate the condition and ensure it gets in their road improvement plan. That way they do not get paving concerns years on end and not able to keep up with the infrastructure they annex. The County's drainage standards are more restrictive than the City's. Their drainage has been approved by the County. They have committed to keeping with the runoff rate threshold. There will be a pathway along 500 and 175 in accordance with the Master Plan. He has gotten complaints about the mud on the road. They let the County know since it is currently their jurisdiction. That will be something that the Engineering Department will keep a very close eye on.

Ed Reckentwall – They will be widening and improving 500 N and 175 as part of the Valparaiso standard. They are committed to 500 as part of the Iron Gate annexation.

Sarah Litke – How many lots are on the current approved layout?

Ed Reckentwall – There are 184 lots.

Harry Peterson – What advantage is there for Olthof Homes to seek annexation and what advantage is that for the future residents of their development?

Kevin Paszko – The reason they have looked at this annexation is because they were approached by the Fire Department for a new station.

Ed Reckentwall – The City provides better services than the County. That is advantageous to the residents living there. If there is an opportunity to annex they want to take advantage of it.

Ellen Kapitan – She asked about the connectivity to the City. There are going to be pathways on 500 and 175 but what other connectivity is there?

Max Rehlander – As far as the current pathway there is not direct Access to this development. The City is always looking at active transportation so they are looking at not only this area but Brigatta to the south as well as Iron Gate.

Ellen Kapitan – If this gets annexed, what does that mean for the surrounding subdivisions?

Bob Thompson – Since it is receiving Aqua and Indiana American Water, in Hampton, Tower Meadows and Magnolia, he feels the City would not annex that. Today's annexation laws are quite tough.

Ellen Kapitan – She has heard the Fire Department talk about expanding into the north west area. How much area out there do you currently respond to?

Chief Dutz – For many years they have been responding not only to Valparaiso but all of Center Township. They have three stations currently. There are 75 members on the Department. Every station is staffed every day 24/7. They are an ISO2. In the entire country 1 is the best and 10 is the worst. They have been looking at this property since 2022. The Department is a time based organization. This area here is where it takes a little longer than they like to get to residents. The Fire Territory Board has already looked at this land. Even if this property stays in the County, there will be a fire station there. Last year they had 6,000 calls. As they see more and more subdivisions come in they are locating in this area. That is why they are looking there. The Fire Department is a good neighbor. The Fire Territory is buying this land. Olthof is not giving them the land.

Clay Patton – Is this property being purchased regardless of this annexation?

Chief Dutz – Yes.

Clay Patton – Does this property need to be rezoned for the Fire Station?

Bob Thompson- Urban Residential will allow the Fire Station to go into that particular zoning. However there are design standards they must meet. The station must look like a single family residence. If this is not annexed they will have to go to the County for rezoning.

Clay Patton – All anyone has to do is look at an aerial of Center Township and you see where the greenspace is in the northwest corner. However big or small the lots are going to be that is where the houses are going to be. That is where the little feet will be going into school. Whatever we need to do to tell the Superintendent or School Board buy some land in northwest center township to build a school. Where Heavlin School is located, that land was purchased in the 70s. That school was built in 2010. The schools corporation owned that land for 35 years before it turned dirt to build the school.

Chief Dutz – The station will not be a pole barn. It will look nice. It will fit in this area. It will have approximately 8,000 sq ft. It will have a bay for an engine with three personnel and an ambulance with two personnel.

Bob Thompson - He corrected his earlier statement. Most residential districts within the City will allow for a fire station and public services within it. The requirement under UR is they must make it look urban and a residential structure within that area.

Clay Patton – One thing the Plan Commission has to consider is the conservation of property values throughout the jurisdiction. He is wondering why the more intensive, smaller size, lower valued town homes are immediately adjacent to Brigatta and Waterford which are the bigger lot, higher value properties, as opposed to the smaller lots and presumably lesser value Iron Gate.

Bob Thompson – With the Fire Station being there it is viewed that the single family attached housing would serve as a buffer and with the landscaping.

Ed Reckentwall – This property typically drains from north east to south west. In order to site the fire station where the detention facility potentially would go, would be detrimental to this development project. As the Chief pointed out, they intend to purchase the property.

Ellen Kapitan – She asked for an explanation of the annexation process.

Bob Thompson – This is heard twice before this Commission unless they decide to waive it. At the second meeting the Plan Commission will make its decision for a recommendation to the Council. Once it goes to the Council, they will have another Public Hearing in front of the City Council. They will make a determination to annex or not. It has to be done by Ordinance. A Fiscal Plan has to be submitted to the Council for their review. The Council has a Public Hearing at their first meeting on this and make their decision at the second meeting.

Max Rehlander – The comment section is open for a month.

Bob Thompson – Yes. Public can get emails etc to staff and it will be put with the file and will be given to members before their next meeting.

Matt Evans – The product that is being shown here is certainly needed. This is addressing a need in our community. He does not think Aberdeen or Heritage Valley would exist if we did not allow a mix of housing. He thinks as a Commission they need to get their heads around how this looks and if it achieves some sort of the same goals by addressing price point housing that we are being asked for all the time. With the screening they have done he likes where this is going. But he has questions to make sure it makes sense in this area. He likes they have put thought into this hearing with their presentation. The mix of housing is important especially in the price points they mentioned. He knows of no builder who is building under \$400,000 in Valpo right now.

Clay Patton – He agrees with much of what Matt Evans just said. However, the difference with Aberdeen is there were no other neighborhoods immediately adjacent to it. Here there are neighborhoods adjacent. He thinks it is a good idea and the mix is good. However he is not sure it is the right place.

ADJOURNMENT:

Motion: Clay Patton moved to adjourn the meeting. Sarah Litke seconded the motion. Upon voice vote the motion passed with an 8-0 vote.


Matt Evans, ~~Vice~~ President


Bob Thompson Executive Secretary

Next Scheduled Meeting: Tuesday, May 6, 2025 5:30 p.m.