

VALPARAISO BOARD OF PLAN COMMISSION
Regular Meeting Minutes
July 14, 2020

A regular meeting of the Valparaiso Plan Commission was held at 5:30 p.m. on Tuesday, July 14, 2020 in Valparaiso City Hall Council Chambers, located at 166 Lincolnway, Valparaiso. Remote access was also available. Matt Evans presided.

Members present were: Peter Anderson, Tim Warner, Vic Ritter, Mike Jabo, Al Shields, and Matt Evans. Also present were Attorney Scott Bozik (remotely), Beth Shrader, Carley Lemmon, citizens, and representatives of the press.

MINUTES:

Tim Warner made a motion to approve the May 12, 2020 minutes as submitted. Vic Ritter seconded the motion. A voice vote was taken and unanimously carried.

OLD BUSINESS:

None.

NEW BUSINESS:

RES20-001 – A petition filed by the City of Valparaiso, 166 Lincolnway, Valparaiso, IN. The petitioner requests approval of a Resolution adopting a new Recreation Impact Fee and Ordinance as a replacement for the existing fee and ordinance. The proposed Recreation Impact Fee would apply to all new development within the Valparaiso municipal boundary. John Seibert, Director of Valpo Parks and Chuck Lehman with Lehman and Lehman, Inc. presented. The Recreation Impact Fee Ordinance is updated every five years. A committee was formed that included City Leadership, Park Staff, Developers, Real Estate Representatives, and Members of the Park Board. The committee findings set the base impact fee for a single-family home at \$1,488, duplex/condo/townhome at \$1,231, apartments at \$912 and assisted living at \$724. Past Ordinances only had an increase every five years which often proved to be a significant increase. As proposed, there will now be a 2.5% annual inflation increase. After tonight's meeting the proposed Ordinance will go before the City Council on July 27 for first reading and August 10 for second reading. Chuck Lehman advised good discussions took place among the committee members, and the increase in fees actually by the formula was to be more, however, through discussions, the committee compromised with less of an increase now but implementing the annual increase. A favorable recommendation of the proposed Ordinance to City Council is requested.

Motion: Vic Ritter made a motion to favorably recommend RES20-001 to City Council. Tim Warner seconded the motion. A roll call vote was taken and unanimously carried.

STAFF ITEMS:

Hearing Officer: Beth Shrader requested approval for a Hearing Officer position and requested that she be assigned the position. Hearing Officers allow for some expedited approvals when deemed appropriate to do so. Any true variances would still have to go through the variance process.

Motion: Al Shields made a motion to appoint Beth Shrader as Hearing Officer for the City of Valparaiso Planning Department. Vic Ritter seconded the motion. A roll call vote was taken and unanimously carried.

ADJOURNMENT:

There being no further business, the June 14, 2020 Board of Zoning Appeals meeting was adjourned at 6:21 p.m.

Matt Evans, President

Beth Shrader, Executive Secretary