

**MINUTES OF THE MEETING
OF THE PLAN COMMISSION
VALPARAISO, INDIANA
September 2, 2025**

The Plan Commission of the City of Valparaiso, Indiana, met on Tuesday, September 2, 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, Sarah Litke, Clay Patton, Vic Ritter, Tim Warner, Matt Evans, Ellen Kapitan, and Max Rehlander. Eight present. There is a quorum. Also present were Bob Thompson, Attorney Mark Worthley, Seyi Aletan and Petitioners. Harry Peterson was absent.

Minutes

July 22, 2025, minutes were presented for approval.

Motion: Ellen Kapitan moved to approve July 22, 2025, minutes. Vic Ritter seconded the motion. Upon voice vote, the motion passed with an 8-0 vote.

Old Business and Matters Tabled - None.

New Business

PP25-001 (Public Hearing)

Lake Acquisitions, Inc. & Prairie Development, LLC. c/o Olthof Homes, LLC. The petitioner requests approval of a primary plat for a two hundred eighty (280) lot subdivision to be known as Midwood Terrace located on 80 acres at the northwest corner of CR 500 North and CR 175 west.

Kevin Paszko of Olthof Homes presented. They went through the Plan Commission and the City Council earlier this year to annex the property into the City of Valparaiso with zoning of GR General Residential and UR Urban Residential. They submitted plans to staff for their review in July. They have had site review. They have worked through staff comments and submitted revised plans.

Bob Thompson – Staff has reviewed according to the Annexation Agreement, the primary plat that is presented tonight. This meets the Annexation Agreement. Aqua and Indiana American water will be servicing this area. Public Works will be servicing with garbage pickup. They have received remonstrances from Brigatta Hills and Rachel Sohovich, Karen Huguenard, and John Krug. They are included in Members packets and are on file in the Planning Department.

Public Hearing

Karen Huguenard – 514 Lismore. The exit of this development will directly impact her home. She is requesting they consider moving the exit so it does not go onto her property. The thought of having 300 neighbors come at her home is not a pleasant thought.

Audrey Rossetti – 3802 Elio Way. Brigatta sent a letter stating they know several codes were violated. She would like to know if they are going to receive a written response to each of those violations.

Carl Buerger – 165 West 500 North. Is there still a fire station on the southeast corner?

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

Rebuttal from Petitioner

Kevin Paszko – The fire station is still on the corner. That will be platted and eventually it will be sold to the fire department. He is unaware of any code violations they have received. He has not received them personally. This is the first time he has heard of them. There is nothing they can do with the entrance. They are buffering the best they can. This is the layout that was approved and vetted through staff many times.

Questions/Comments from the Board

Max Rehlander – They have submitted a storm water management plan and a traffic study. Both are in accordance with the City's standards.

Ellen Kapitan – Can you let the Board know what was looked at in the traffic and storm water study and what those mean for approving to move forward.

Max Rehlander – For storm water there is pipe sizing, detention pond. The highest bar is the threshold for the release rate which they are holding to the County standard because they are discharging into the County downstream rather than the City. As far as the traffic study, it mainly evaluated the intersection of 175 and 500 to make sure “always stop” control is appropriate.

Ellen Kapitan – She asked him to talk about the Department doing their own traffic study in this area.

Max Rehlander- They were talking about east of here for the curve from Froberg to 500 North. They checked speeds. There was nothing out of the ordinary but they will be reevaluating when this development is built.

Ellen Kapitan – She can understand the frustration of being the one lot. It would be helpful to hear if they took that into consideration. They have seen these plans through multiple

annexation meetings. What has changed? What has not changed? Kevin, maybe you can talk about what's been moved or removed from the original plan and then confirm what is still here.

Kevin Paszko - Everything that was talked about at the last Plan Commission meeting and then through both of the City Council meetings has been added to the final engineering plans, the plat, and the final landscape plans. There are heavier buffers. They removed the handful of units at the entrance to Brigatta.

Ellen Kapitan – Do you remember how many units you ended up removing?

Kevin Paszko – We initially had 300 total units. They have dropped down to 280.

Bob Thompson – In the single family attached section originally they proposed 140. That has been reduced down to 125. There were three units along 500 North. One of them was removed. The two buildings to the west have a reduced number of units inside each structure. They also removed one of the buildings on 175 just north of the entrance. They reduced the number in the units existing along 175. They also agreed 175 and 500 would be buffered.

Ellen Kapitan – Is this one reading only when it is a plat?

Matt Evans – It is one hearing but it comes back to the Plan Commission next month unless there is a request for suspension of rules.

Ellen Kapitan – If the Board approves this at the next meeting on its second reading, can they change anything without coming back to the Plan Commission? What are they held to if this gets approved?

Bob Thompson – If you approve the primary plat as shown here and they want to do something as far as lot size or change the number of lots, the proposal would have to come to staff and they would determine if it is a significant change. Significant change means additional structures or additional roofs on the plat. Then it would come back to Plan Commission. If less, he does not consider that significant and it would probably be handled through a plat committee and staff review.

Clay Patton – Where is the fire station? If it is on the northwest corner of 175 and 500, that looks like it is a detention pond.

Kevin Paszko – He thinks those might be grading contours.

Clay Patton – So the intention is for the fire station to be on that corner?

Kevin Paszko – Correct.

Ellen Kapitan – The size of the station they are looking to put in here is the same as the one on 250 West.

Clay Patton – Where are the access points for that lot?

Kevin Paszko- For that lot they really haven't done a lot. They stubbed in utilities. It is currently shown as an out lot on the primary plat. They have sidewalks on 175 and 500 that dead end at that parcel. The same with sanitary sewer and storm tie ins.

Matt Evans – That will be a whole different petition.

Clay Patton – He just wants to make sure they don't have fire trucks going through the neighborhoods. They would be coming out on 500 or 175 close to the three way stop sign.

Bob Thompson – From very preliminary conceptual plans we have seen, Yes. It would come out there. It would not enter the neighborhood.

Ellen Kapitan – Do their site plans come back before the Plan Commission?

Bob Thompson -No.

Clay Patton – Is there any way to lower the access into the urban residential areas. The exit would go to the two property owners on the east side of 175. It seems there is a pretty big open space area next to the four town homes.

Matt Evans – So you're suggesting two east entrances instead of one east and one south?

Clay Patton – He is just trying to figure out a way this lady can keep headlights from going into her house. An aerial view would help.

Max Rehlander – There is a thorough aerial on the landscaping plan. You can see her lot. There are evergreen and arborvitae around the perimeter. He likes this plan because it shows a couple of other locations along 250 W as well as 500 North where you just have a street that dead ends into what would be fronting a residential lot.

Clay Patton – It is hard to determine where headlights are going to be hitting her house.

Max Rehlander – Her house faces north.

Clay Patton – So based on this landscaping design, it looks like the south side of where the entrance is, has a pretty big area that is open space. Is that correct?

Kevin Paszko – That is correct.

Clay Patton – He is trying to figure out if there is a way to shift that entrance a little bit south.

Attorney Mark Worthley – I don't know if you can see it, but she has 20' to 30' tall pine trees along the entirety. He showed Board members an aerial that shows the trees.

Clay Patton – When you come in this entrance, is that a pool?

Kevin Paszko – That is one of the amenity areas for the townhomes section.

Matt Evans – It was one of the Board's concerns about parking for the town homes or attached single family homes. It looks like you have addressed that. He is happy to see the number of buildings and units has been reduced.

Tim Werner – He has a concern about the letter that came from the Board of Brigatta and some of the inconsistencies in the City's UDO. He wondered how that is going to be addressed.

Attorney Mark Worthley – He reviewed the letter. He didn't see any questions that were presented. They repeated the UDO to us. The plat comports with the Development Standards. He does not see in their objection that they have outlined anywhere that it does not comply. He does not see any questions or violations that they submitted to the Board. It is a little too vague to respond to.

Matt Evans – At the last meeting they talked about that the fire station was an allowed use in this zone. Is that correct?

Bob Thompson – It is correct. It would be considered a limited use in that situation. The design of the fire station must be similar to a single family home construction in this area.

Ellen Kapitan – She asked Bob Thompson to talk about multifamily versus single family.

Bob Thompson – The multifamily mentioned in Brigatta Hills is misinterpreted with the parking. This is not multifamily. It is per code single family attached housing.

Matt Evans – Any question on the buffer? There is a landscape berm? He asked Kevin Paszko to point out where those are.

Kevin Paszko - They are on the frontage of 175 West. They are limited on the south side because there is an existing pipeline easement that runs very close to the road.

Other Business

Staff Items

Bob Thompson - They are a step closer to updating the UDO. They should be in discussion with a firm soon. The Rules and Procedures will be on the October Agenda.

ADJOURNMENT:

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


Matt Evans, President


Bob Thompson Executive Secretary

Next Meeting: Tuesday, October 7, 2025, 5:30 p.m.