

Planning Department

166 Lincolnway Valparaiso, IN 46383 Phone: (219) 462-1161 Fax: (219) 464-4273

www.valpo.us

AGENDA

VALPARAISO PLAN COMMISSION

Tuesday - February 11th, 2020

7:00 PM - City Hall Council Chambers

- I. Pledge of Allegiance
- II. Roll Call
- III. Minutes of the January 14th, 2020 Meeting
- IV. Old Business

PP19-005 - A petition filed by Weiss Entities LLC, 104 S Michigan Ave, Suite 1300, Chicago, IL 60603. The petitioner requests approval of a primary plat for a two (2) lot subdivision to be known as Wise Guys Minor Subdivision.

V. New Business

MS20-001 – A petition filed by HealthLinc c/o Robin Witte – Larson Danielson, 2401 Valley Dr., Valparaiso, IN 46383. The petitioner requests approval of the minor subdivision. The property is located at 1 Valley Dr.

- VI. Staff Items
- VII. Adjournment

NEXT REGULAR PLAN COMMISSION MEETING:

MARCH 10TH, 2020 - 7:00 PM - VALPARAISO CITY HALL, 166 LINCOLNWAY

**Requests for alternate formats please contact
Tyler Kent at tkent@valpo.us or (219) 462-1161. **

PETITION #: MS 20-001 (staff use only)

VALPARAISO PLAN COMMISSION PETITION FOR PUBLIC HEARING

The undersigned applicant respectfully petitions the City of Valparaiso Plan Commission: (CHECK ALL THAT APPLY) PUBLIC HEARING REQUIRED - See Items #8 and #9 in Application Checklist To rezone said property from the zoning district to zoning district To approve a Primary Plat To approve a Planned Unit Development (PUD) To approve a Major Planned Unit Development Amendment To annex property into the City of Valparaiso, Indiana – Checklist item #10 To vacate alley To appeal the decision of the Plat Committee NO PUBLIC HEARING REQUIRED To approve a Minor Subdivision (Lot Split) To approve a Final Plat To approve a Plat Amendment Design/Architectural Approval in Overlay District Please provide the following information: (print or type) Valparaiso Redevelopment Comm. 166 Lincolnway, Valparaiso, IN 46383 Owner of property Address Phone Petitioner Rep: Robin Witte- Larson Danielson (219) 362-2127 rew@ldconstruction.com Contact person Phone Email Applicant is (check one): __Sole Owner Joint Owner Tenant Agent ✓ Other 2401 Valley Dr., Valparaiso, IN 46383 (219) 462-7173 HealthLinc Petitioner Address Address or description of location of property: 1 Valley Dr., Valparaiso, IN 46383 Parcel/Tax Duplicate Number 64-09-13-201-005.000-004 Subdivision (if Applicable) _____ This property is located on the West side of Valley Drive Street/Road

between (streets) Vale Park Rd	and Wall St				
Current Zoning of Property BP	Proposed Zoning of Property				
Zoning of Adjacent Properties:	North BP South BP				
	East BP West BP Other				
Other information:					
Dimensions of property: Frontage	200'-0" Depth 792'-0"				
Property Area (sq. ft./acres) 158,4					
Present use of property:					
Parking Lot					
Proposed use of property:					
Parking Lot/ Mobile Unit Warehouse and Storage					
Proposed Variances or Waivers (PUI	O or Subdivision Plats)				
Logal description for property: /Eyhib	;. <i>4</i> 4				
Legal description for property: (Exhib					
The East 200 feet of Parcel D of V	/ale Park South an Addition to the City of				
Valparaiso, Indiana.					

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso — Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.

PETITION FEES (CHECK ALL THAT APPL	_Y)
Rezoning: Subdivision Primary Plat: Subdivision Amendment Planned Unit Development (PUD): Major PUD Amendment Minor Subdivision (Lot Split) Subdivision Final Plat Minor PUD Amendment Annexation: Design/Architectural Approval Overlay District Special Meeting Fee Text Amendment Comprehensive Plan Amendment Vacation Plat Committee Appeal	\$150 \$150 + \$10 per lot Lots X \$10 = \$100 + \$5 per lot Lots X \$5 = \$500 + \$10 per lot Lots X \$10 = \$250 + \$5 per lot Lots X \$5 = \$150 \$100 + \$5 per lot Lots X \$5 = \$150 \$500 + Cost of Fiscal Plan*** \$150 \$1500 \$250 \$250 \$250 \$250 \$200
firm approved by the Planning Department cost of the preparation of the fiscal plan. The	scal plans be prepared by a municipal advisor c. The applicant is solely responsible for the ne fiscal plan must be submitted together with g. The fiscal plan must comply with the
Polin Witt.	1/17/2020
Signature of owner/Petitioner	Date .
Kobin Witte (on behalf of the Printed name	althline)
Subscribed and sworn to before me this	17th day of January , 2020.
Notary Public Jewis for a Medicy My Commission Expires:	JENNIFER A. MEDLEY Notary Public, State of Indiana Laporte County Commission # 654434 My Commission Expires
A 1 1 0 02 7	August 01, 2022

STAFF USE ONLY	
Date received:	
Names and addresses of property owners withinPlot Plan attachedLegal Description providedPetition filled out completely	n 300 feet provided
Date approved for public hearing:	Date of public hearing:
Date legal notice mailed:	Date to be published:
Date property owner notices mailed:	*
Additional information:	

PETITION #: MS 20 - 001 (staff use only)

VALPARAISO PLAN COMMISSION PETITION FOR PUBLIC HEARING

The undersigned applicant respectfully petitions the City of Valparaiso Plan Commission:

(CHECK ALL THAT APPLY)				
PUBLIC HEARING REQUIRED	– See Items #	[‡] 8 and #9 in Applicat	ion Checklist	
To rezone said property from To approve a Primary Plate To approve a Planned United To approve a Major Planned To annex property into the To vacate alley To appeal the decision of the To vacate alley	t Development ed Unit Develo City of Valpara	(PUD) pment Amendment aiso, Indiana – Chec	-	
NO PUBLIC HEARING REQUIR	RED			
X_To approve a Minor SubditTo approve a Final PlatTo approve a Plat AmendnDesign/Architectural Appro	nent		Overlay Dis	trict
Please provide the following info (print or type)	ormation:			
Valparaiso Redevelopment Con	nm 162 Lincolr	nway, Valparaiso, IN	46383 219-54	18-4808
Owner of property	Address			Phone
Petitioner: Robin Witte Larson I	Danielson 219-	-362-362-2127 rew@	dconstruction	ı.com
Contact person	Phone	Web	Email	
Applicant is (check one): X Sc	le OwnerJo	oint OwnerTenan	t Agent	Other
Healthlinc 2401Valley Dr., Valpa	araiso, IN 4638	33		
Petitioner	Address			Phone
Address or description of location	n of property:_	1 Valley Dr., Valpa	raiso, IN 4638	3
Parcel/Tax Duplicate Number	64-09-13-201	-005.000-004		
Subdivision (if Applicable)				

This property is located on the between (streets)Vale F	West	_ side of	Valley Drive	Street/Road
Current Zoning of Property	arking	Propos	ed Zoning of Pro	perty
Zoning of Adjacent Properties:	North	n <u>BP</u>	South <u>BP</u>	
				 Other
Other information:				
Dimensions of property: Front	age <u>200'-</u> 0	O" I	Depth <u>792"-0</u>	23
Property Area (sq. ft./acres)	158,400 s	<u>.f.</u>		
Present use of property:				
Parking Lot				
Proposed use of property:				
Parking Lot/Mobile Unit Wa	arehouse an	ıd storage	.	
Indiana				
Legal description for property:	(Exhibit #)		
The East 200 feet of Parcel D	of Vale Park	South ar	Addition to the	City of Valparaiso
Indiana.				
ALL OWNERS OF RECORD OF THE PETITION FOR PUBLIC IN Hearing, represent to the City necessary legal authority to red If the name of the Petitioner is shall accept the requests and shall be bound by such request of Property Owner.	HEARING. of Valparaiduest action different from representat	The owne so – Plar to be take om the pi	er(s), by signing the n Commission, the en on the above- roperty owner, the ne Petitioner and	nis Petition for Publ nat he/she/it has th referenced propert ne Plan Commissio the property own
PETITION FEES (CHECK ALL	. THAT APP	LY)		
PETITION FEES (CHECK ALLRezoning:	. THAT APP	LY) \$150		

	Subdivision Primary Plat: Subdivision Amendment Planned Unit Development (PUD): Major PUD Amendment Minor Subdivision (Lot Split) Subdivision Final Plat Minor PUD Amendment Annexation: Design/Architectural Approval Overlay District Special Meeting Fee Text Amendment Comprehensive Plan Amendment Vacation Plat Committee Appeal	\$150 + \$10 per lot Lots X \$10 = \$100 + \$5 per lot Lots X \$5 = \$500 + \$10 per lot Lots X \$10 = \$250 + \$5 per lot Lots X \$5 = \$150 \$100 + \$5 per lot Lots X \$5 = \$150 \$500 + Cost of Fiscal Plan*** \$150 \$1500 \$250 \$250 \$250 \$200
	TOTAL FEE	
K	firm approved by the Planning Department cost of the preparation of the fiscal plan. The	2-3-20 Date
	Subscribed and sworn to before me this	3rd day of February 2020.
(Patrice L. Setzler Notary Public	PATRICIA L. SETZLER
	My Commission Expires:	NOTARY PUBLIS SEAL
	May 18, 2025	STATE OF INDIANA PORTER COUNTY MY COMMISSION EXPIRES MAY 18, 2025
	STAFF USE ONLY	

Date received:

Names and addresses of property owners within 300 feet provided

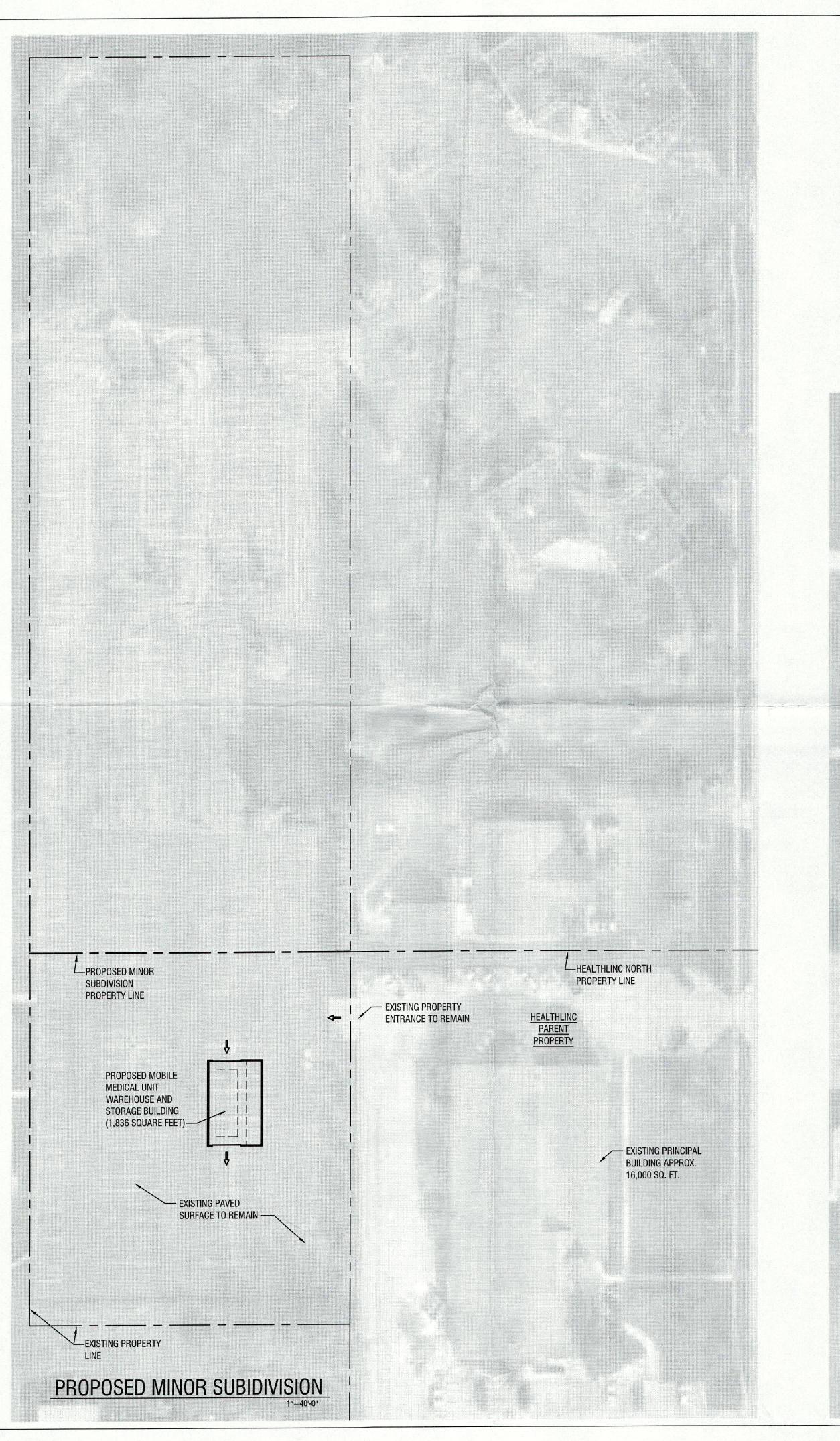


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Subdivision (if Applicable)

This property is located on the Webstycen (streets)					Street/Road
between (streets) <u>Vale Park F</u> Current Zoning of Property	··u	Propose	and d Zoning	g of Prope	rty
Zoning of Adjacent Properties:	North	BP	_ South	BP	
	East _	BP	West _	BP	Other
Other information:					
Dimensions of property: Frontage_	200'-0"	D	epth	792"-0"	
Property Area (sq. ft./acres)158	<u>,400 s.f</u>	•			
Present use of property:					
Parking Lot				Manual Control of the	
Proposed use of property:					
Parking Lot/Mobile Unit Warehou	use and	storage			
Proposed Variances or Waivers (PU The East 200 feet of Parcel D of Val-			•	to the Cit	y of Valparaiso,
Indiana					
Legal description for property: (Exhibitation of Parcel D of Value) Indiana.			Addition	to the City	y of Valparaiso
ALL OWNERS OF RECORD OF TH THE PETITION FOR PUBLIC HEAR Hearing, represent to the City of Vanecessary legal authority to request If the name of the Petitioner is diffeshall accept the requests and represhall be bound by such requests and of Property Owner.	ING. The Indian	he owner(o – Plan o be taker m the pro ons of the	(s), by si Commison on the operty over Petition	gning this sion, that above-ref wner, the ner and th	Petition for Public he/she/it has the erenced property. Plan Commission e property owner
PETITION FEES (CHECK ALL THA	T APPL	Y)			
Rezoning:		\$150			

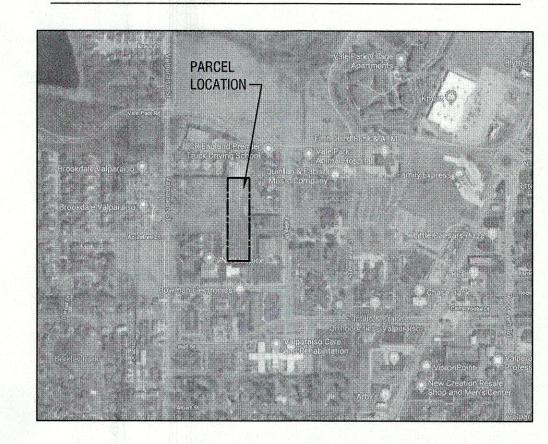


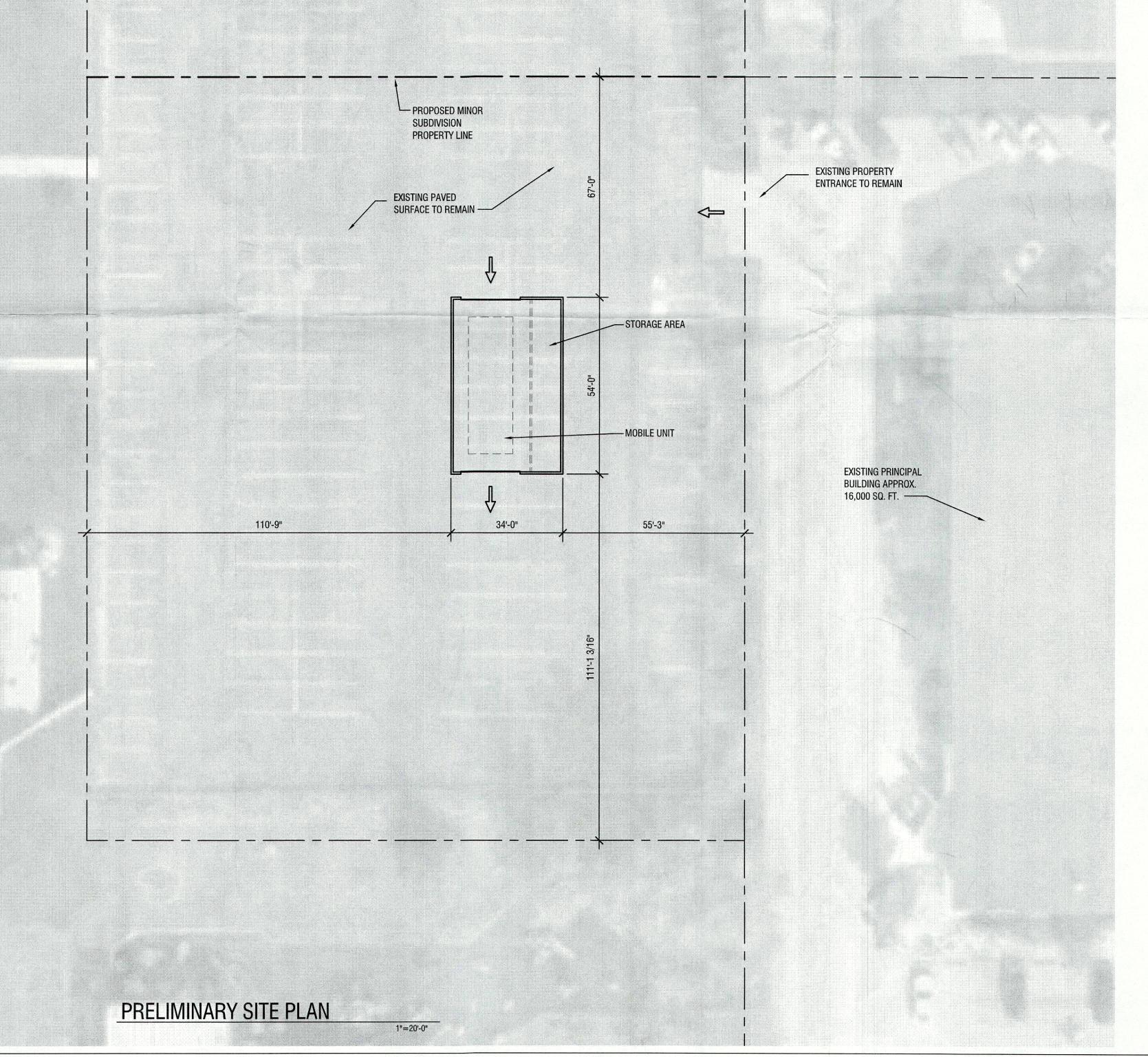
PROJECT DESCRIPTION

PROJECT ENTAILS A MINOR SUBDIVISION TO BE FORMED FROM THE PARCEL NOTED IN THE LEGAL DESCRIPTION BELOW. THE NEWLY FORMED PARCEL IS TO BECOME ATTACHED TO HEALTHLING'S ADJACENT PARENT PROPERTY WITH ACCESS BETWEEN PROPERTIES REMAINING.
EXISTING PAVED SURFACE WILL REMAIN EXCEPT WHERE REMOVED FOR THE

NEW DETACHED ACCESSORY BUILDING, 1,836 SQ. FT. IN SIZE, UTILIZED FOR THE STORAGE OF A MOBILE CLINIC UNIT AND ADDITIONAL STORAGE.

VICINITY MAP





HEALTHLING- WAREHOUSE

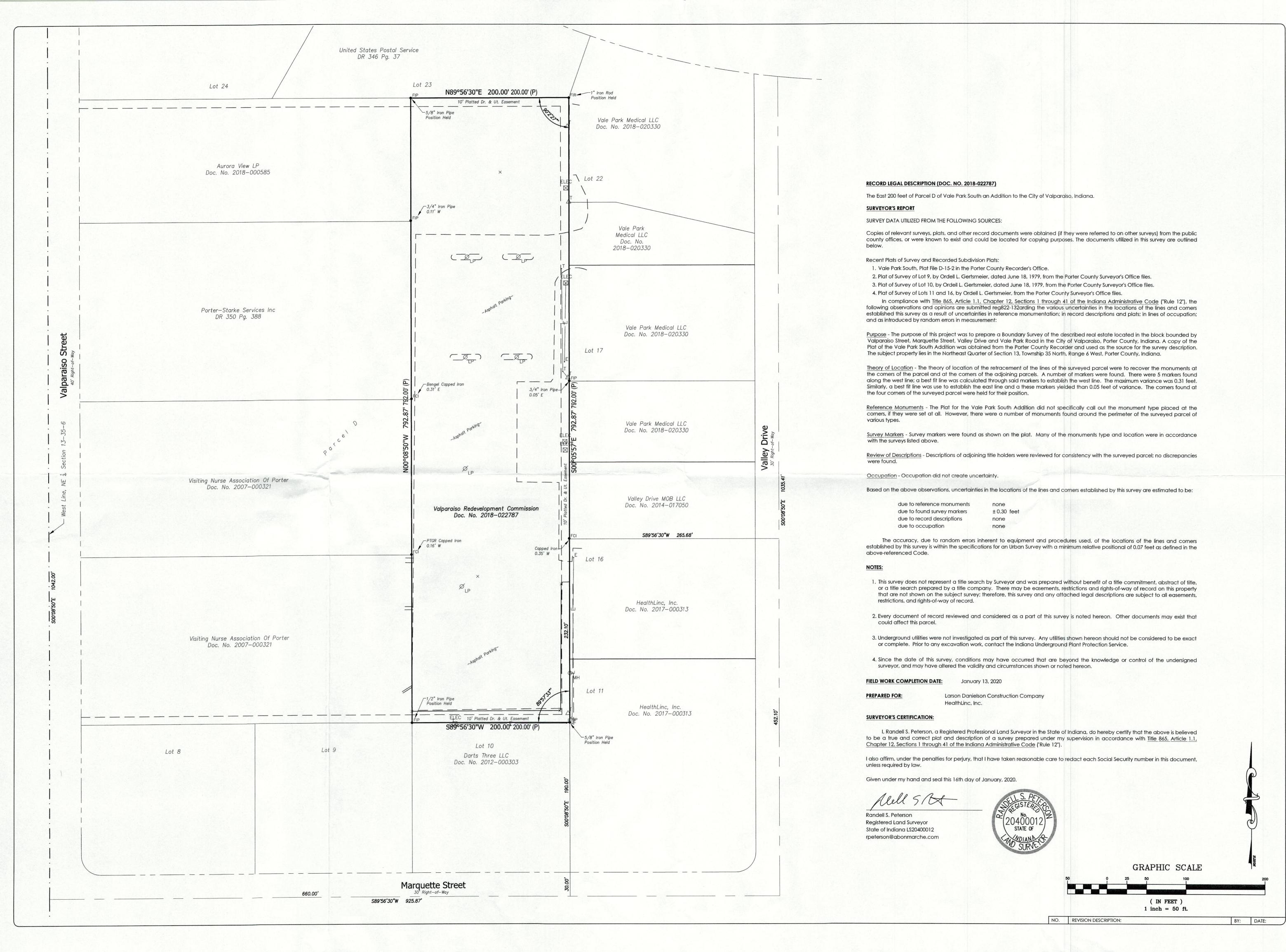
DRAWN BY: REW PRELIMINARY SITE PLAN

PROJECT #

VARIES SHEET DATE: 1/17/2020

RELEASE FOR BID: RELEASE FOR PERMIT:

C-1.1



sattle Creek Goshen
tenton Harbor Hobart
afayette South Ben

MARC Bottle Creek

N. Washington Street alparaiso, IN 46383 219,850.4624 219,850.4625

VALPARAISO RDC A PART OF PARCEL D E PARK SOUTH ADDITION

OUNDARY RETRACEMENT SURV

DRAWN BY:

DESIGNED BY:

PM REVIEW:

RSP

QA/QC REVIEW:

1/16/2020 SEAL:

SNATURE:

DATE:

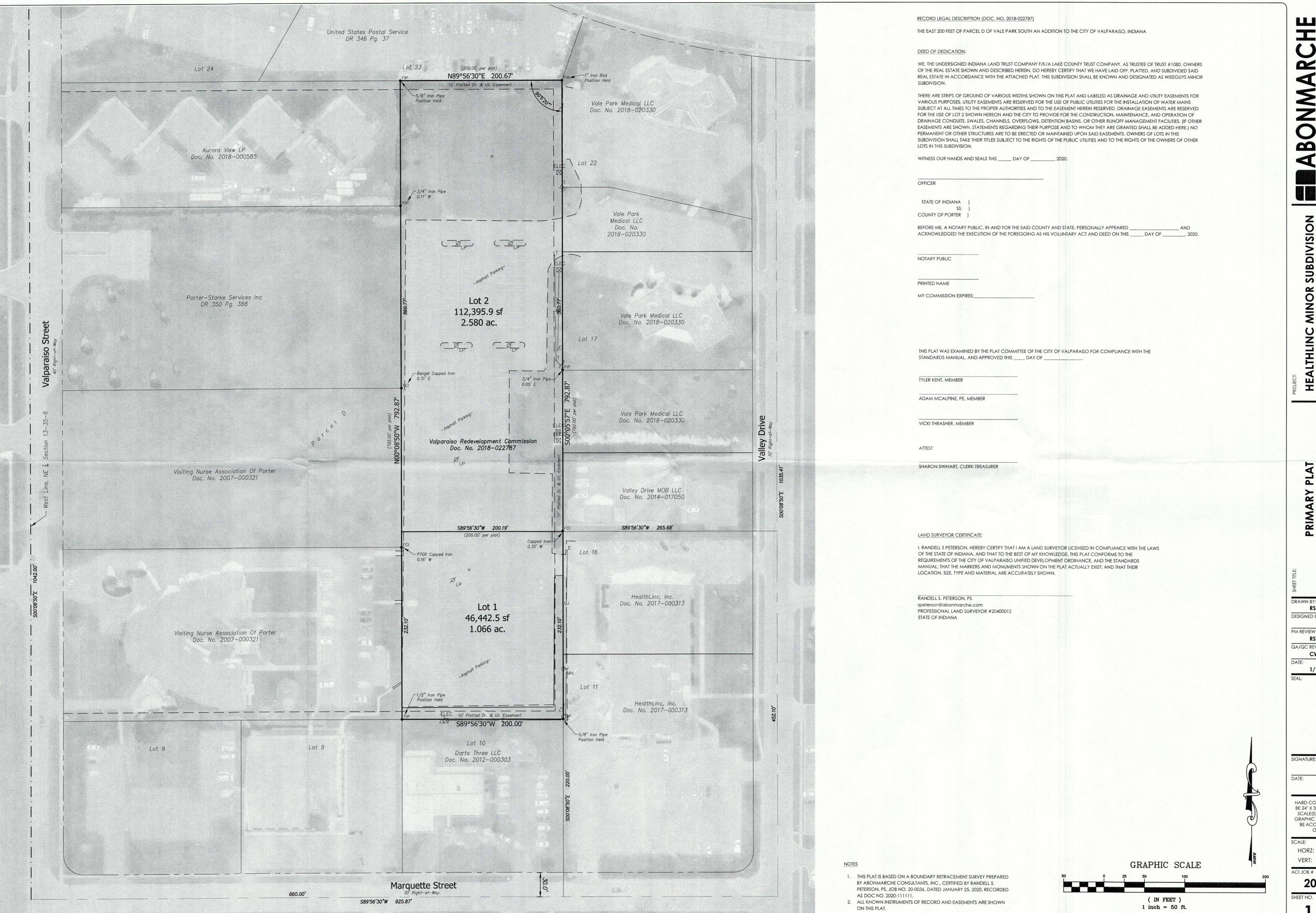
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SCALE: HORZ: 1"=50'

VERT:

20-0036

SHEET NO.



04 1

RSP DESIGNED BY:

PM REVIEW: RSP QA/QC REVIEW

> CWT DATE: 1/16/2020

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY

HORZ: 1"=50'

OTHER SIZES

VERT: ACI JOB #

20-0036

BY: DATE:

NO. REVISION DESCRIPTION: