



CITY OF VALPARAISO

166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

MEETING AGENDA

Valparaiso Plan Commission
Tuesday, February 6, 2024, 5:30 PM
Valparaiso City Hall – Council Chambers

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Meeting Minutes – January 10, 2024
4. Old Business – None.
5. New Business
 - A. **RZ23-003** Rezone Petition filed by Lutheran University Association, DBA Valparaiso University, 1700 Chapel Dr, Valparaiso, IN 46383. The petitioner requests approval to rezone a property from CG – Commercial General, to CA – Campus zone. The property is made up of two parcels totaling approximately 2.27 acres, commonly known as 1805 and 1905 E Morthland. A public hearing is required. Petitioner requests suspension of the rules to allow a decision in the same meeting.
6. Staff Items
7. Adjournment

Matt Evans, President
Beth Shrader, Planning Director

Next Meeting: Tuesday, March 5, 2024

Interested persons can view public meetings live on the City of Valparaiso website, www.valpo.us or participate in the webinar by visiting bit.ly/ValpoPC2024. Requests for alternate formats please contact Planning Department at planningdepartment@valpo.us or (219) 462-1161.

PETITION TO VALPARAISO PLAN COMMISSION

This application is being submitted for (Check all that apply):

PUBLIC HEARING REQUIRED:

- ☒ To Rezone a Property from CG to CA
- ☐ To Approve a Primary Plat
- ☐ To Approve a Planned Unit Development (PUD)
- ☐ To Approve a Major Planned Unit Development (PUD) Amendment
- ☐ To Annex Property into the City of Valparaiso, IN
- ☐ 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/Replat
- ☐ Design/Architectural Approval in _____ Overlay District

For Office Use Only:

Petition #: _____

Application Filing Fee: _____

Date Filed: ____ / ____ / ____

Meeting: ____ / ____ / ____

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

1805 E Morthland Dr & 1905 E Morthland Dr

Description of Location of Property:

Two parcels NW of US HWY 30 and Sturdy Rd

Parcel/Tax Duplicate Number(s):

641030126001000004, 641030126002000004

Subdivision (If Applicable):

n/a

Dimensions of Property: Front: 415.3' Depth: 301.8'

Property Area (sq. ft./acres): 2.27 A

Subject Property fronts on the NW side
between (streets) US HWY 30 and Sturdy Rd

Zoning District (Current): Commercial General

Zoning District (Proposed): Campus

Zoning of Adjacent Properties:

North: CA South: CG

East: CA & CG West: CA

Present Use of Property:

vacant land

Proposed Use of Property:

vacant land with campus digital signage

PETITIONER INFORMATIONApplicant Name: Valparaiso UniversityAddress: 1700 Chapel Drive
Valparaiso, IN 46383Phone: 219-464-6702Email: darron.farha@valpo.edu**PROPERTY OWNER INFORMATION**Applicant Name: Valparaiso UniversityAddress: 1700 Chapel Drive
Valparaiso, IN 46383Phone: 219-464-6702Email: darron.farha@valpo.edu**LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO. ____)**APAR IN S301.8 E290.34 N OF US 30 NE NW 30-35-5 1.54A
APAR IN W174 E400 N OF US 30 NE NW 30-35-5 .73A**PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO. ____)**

Keep as Exempt, Private Academy or College

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.



Signature of owner/Petitioner

12/1/23

Date

Darron Farha

Printed name

Subscribed and sworn to before me this 1 day of December, 2023.



Notary Public

REBEKAH AREVALO
Notary Public
SEAL
Lake County, State of Indiana
My Commission Expires January 10, 2025
Commission #: 695173

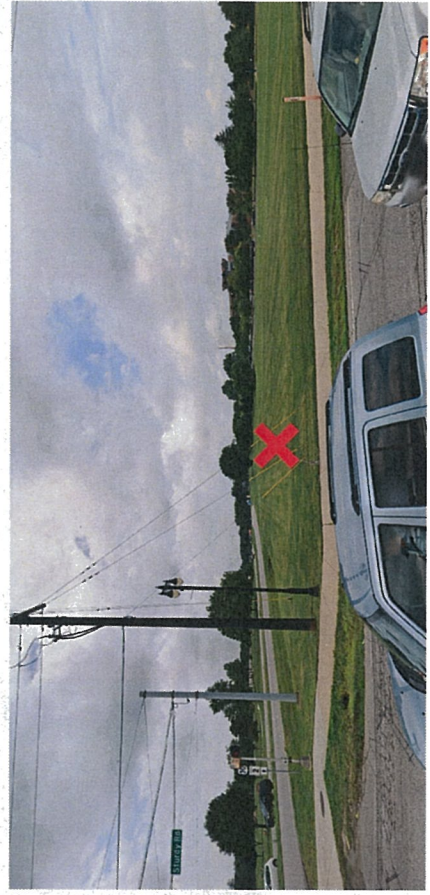
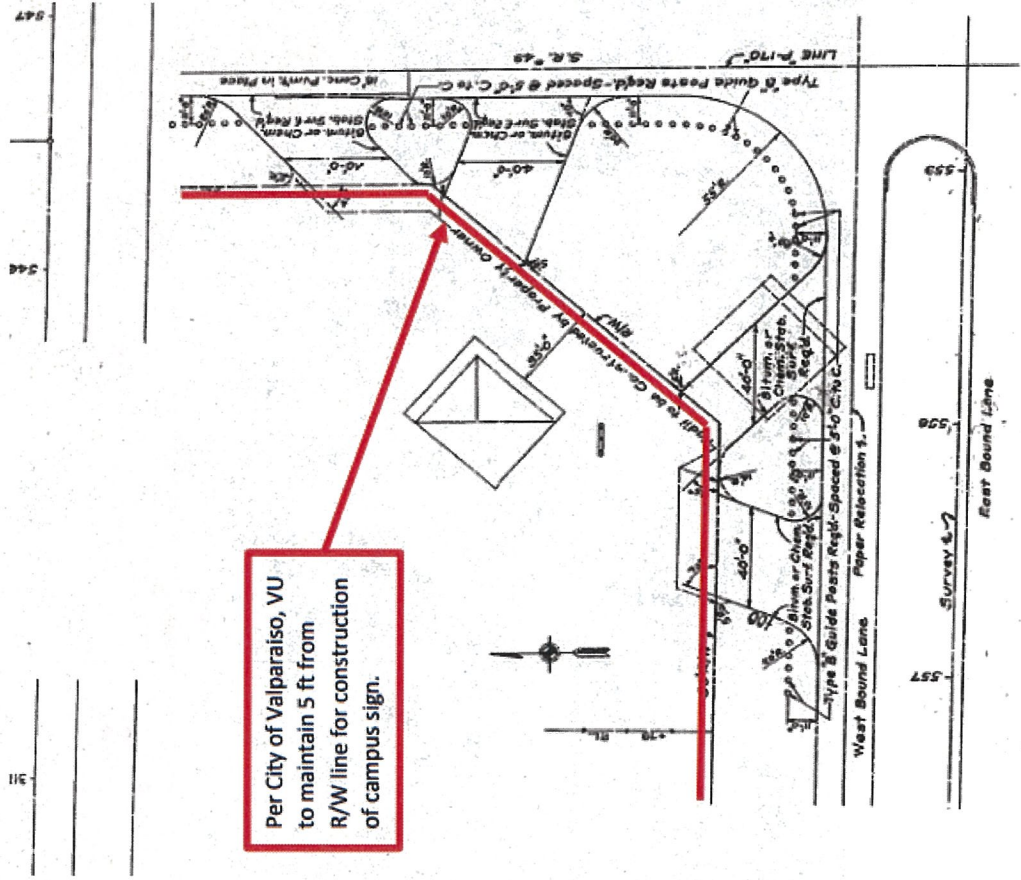
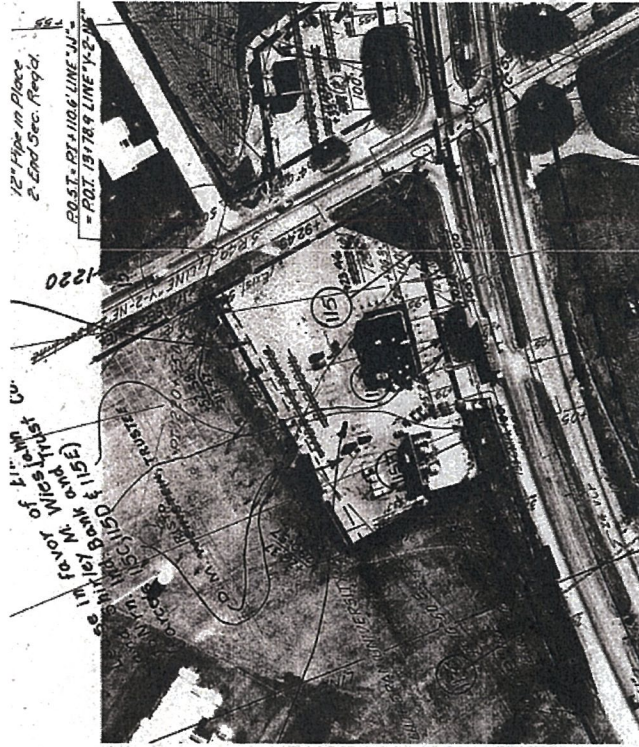
My Commission Expires: January 10, 2023

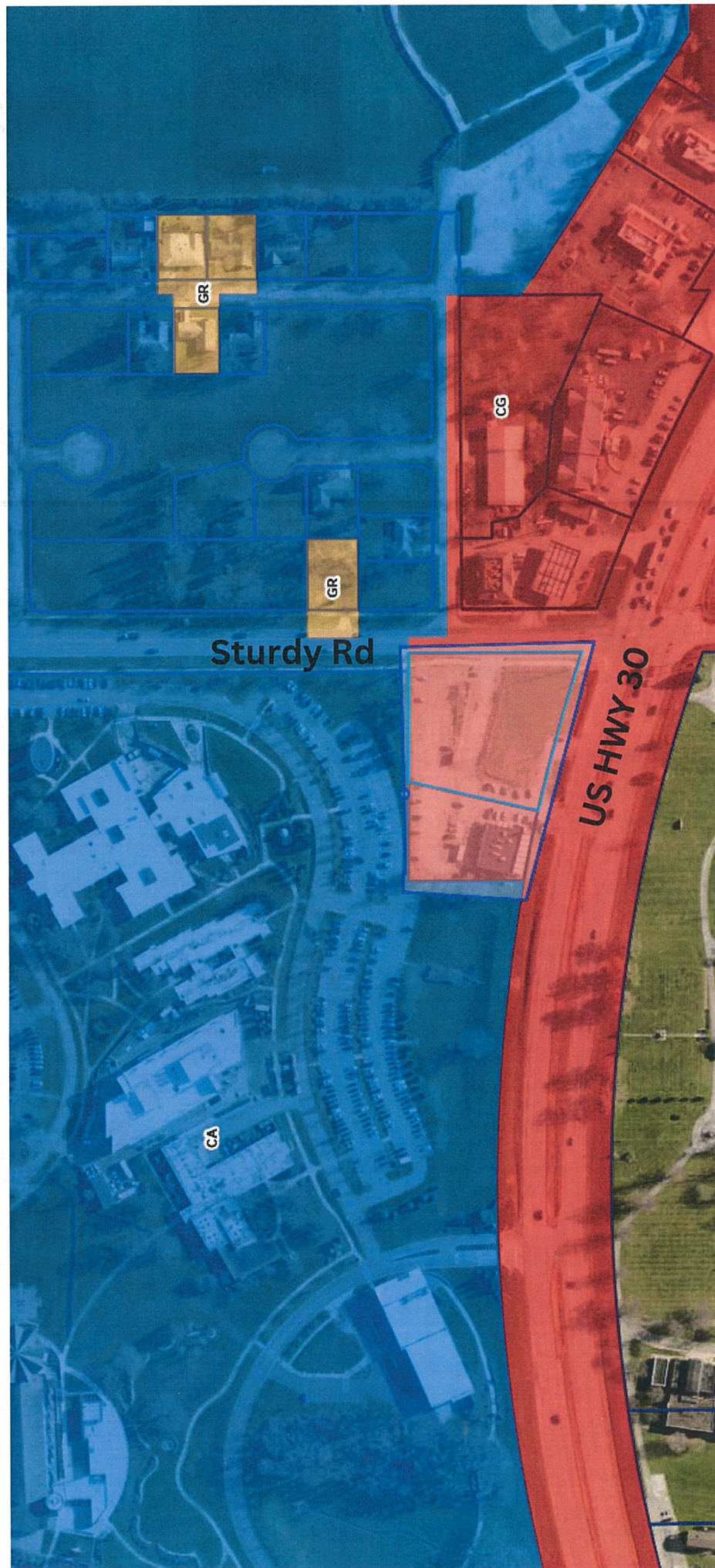


VALPO

Amended Campus Plan November 2023

Installation of electronic signage with custom built base located at the northwest corner of the intersection at US Hwy 30 and Sturdy Road. Sign to be installed at least 5' from right of way line and electronic message board to be changed once per day per City of Valparaiso guidelines. Appropriate sized landscaping to surround the sign.





DESCRIPTION:

Custom built base and monument with LED Electric Message Center -shield logo will be channel letter painted and lit from back for outer glow effect -VALPARAISO UNIVERSITY will be reverse routed from aluminum and backed with white acylic and lit from inside by LED.

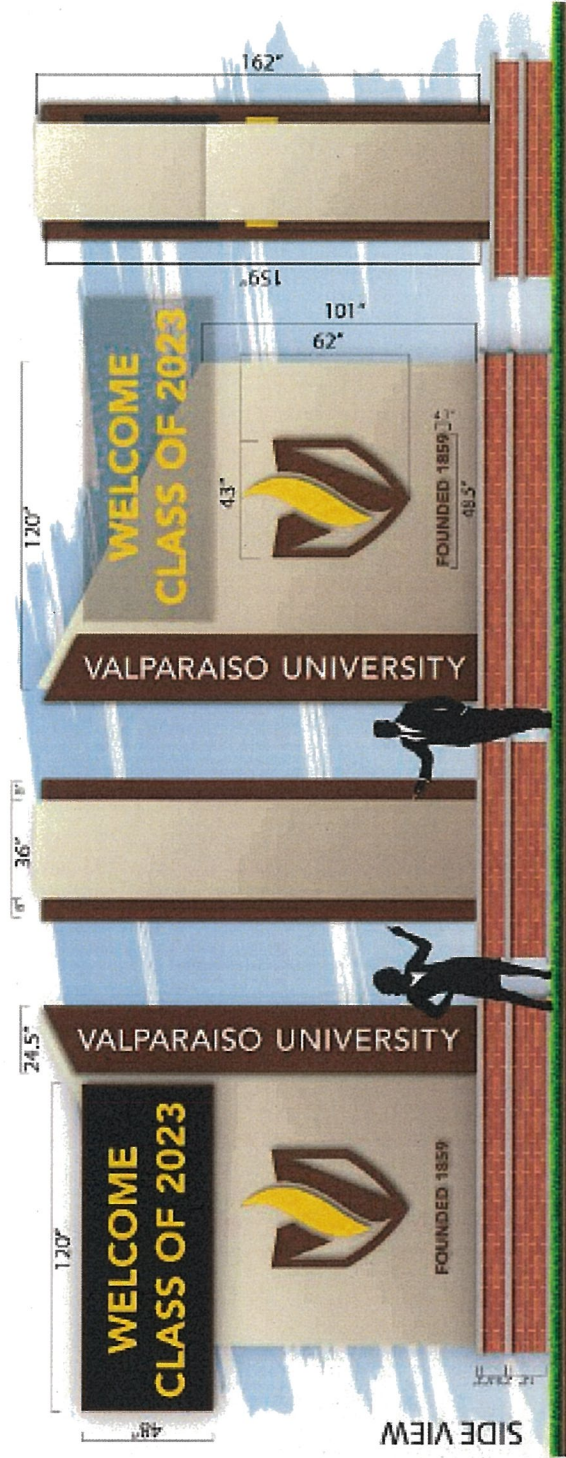
NIGHT VIEW



COLOR SCHEDULE:



PROPOSED SIGNAGE:



Dear Property Owner:

Lutheran University Association, owner of the property at 1805 and 1905 E Morthland Drive, Valparaiso, Indiana, 46383, filed a petition with the Valparaiso Plan Commission for a zone map amendment from Commercial General (CG) to Campus (CA).

The legal description of these parcels are: A PAR IN S301.8 E290.34 N OF US 30 NE NW 30-35-5 1.54A and A PAR IN W174 E400 N OF US 30 NE NW 30-35-5 .73A.

Plainly speaking, I am asking the Valparaiso Plan Commission to allow a change of zoning for two parcels from commercial to campus to be consistent with the rest of the campus zoning and plans. A site plan illustrating the petition is included with this letter.

The Plan Commission will conduct a public hearing on this matter, Petition Number RZ23-003 on February 6, 2023 at 5:30 pm at Valparaiso City Hall, 166 Lincolnway in Council Chambers and via web conference (bit.ly/ValpoPC2024).

You are receiving this notice because you are a property owner within 300 feet of the parcel(s) under consideration. You may submit your view on this matter in writing to the Planning Director before the hearing date. Alternatively, you can be heard at the above-mentioned time of the public hearing in-person or via web conference. All interested parties are invited to attend or view the meeting live on the City of Valparaiso website.

If you have questions about this petition or would like more information, please contact the City of Valparaiso Planning Department.

Beth Shrader, Planning Director

Valparaiso City Hall

166 Lincolnway

Valparaiso, IN 46383

Phone: (219) 462-1161

e-mail: planningdepartment@valpo.us (all e-mails must include name, address, and telephone number)

Respectfully,

Valparaiso University

Owner	Owner Address
Casey's Retail Company	PO Box 54288 Lexington KY 40555
Cemetery Graceland Assoc	PO Box 1200 Buckingham PA 18912
Kamber Properties LLC	157 Palomino Ln Valparaiso IN 46383
Lutheran University Association Inc	Kretzman Hall Valparaiso IN 46383
Lutheran University Association Inc	1700 Chapel Dr Valparaiso IN 46383
Speedway Superamerica LLC	539 S Main St Findlay OH 45840
The Lutheran University Association	1700 Chapel Dr Valparaiso IN 46383
University Lutheran Assoc Inc Offic	Kretzmann Hall Valparaiso IN 46383
University Lutheran Association Inc	Kretzmann Hall Valparaiso IN 46383
University Lutheran Association Off	Kretzmann Hall Valparaiso IN 46383
University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
University Lutheran Associnc Office	Kretzmann Hall Valparaiso IN 46383
University Lutheran Associnc Vp Bus	Kreinheder Hall Valparaiso IN 46383
Yogeshwar Hospitality LLC	1348 N Home Ct Palatine IL 60074