

VALPARAISO BOARD OF PLAN COMMISSION
Regular Meeting Minutes
January 12, 2021

A regular meeting of the Valparaiso Plan Commission was held at 5:30 p.m. on Tuesday, January 12, 2021 remotely via Web-Conference – Valparaiso Now Facebook Page. Matt Evans presided.

Members present were: Vic Ritter, Peter Anderson, T.J. Edwards, Tim Warner, Diane Worstell, and Matt Evans. Also present were Attorney Scott Bozik, Beth Shrader, Carley Lemmon, citizens, and representatives of the press.

MINUTES:

Tabled until the February 2021 regular meeting.

ELECTION OF OFFICERS:

President:

Motion to nominate Matt Evans President of the Plan Commission was made by Vic Ritter. Peter Anderson seconded the motion. A voice vote was taken and unanimously carried 6-0.

Vice-President:

Motion to nominate Tim Warner Vice-President of the Plan Commission was made by Diane Worstell. Peter Anderson seconded the motion. A voice vote was taken and unanimously carried 6-0.

Secretary:

Motion to appoint Helene Pierce Secretary of the Plan Commission was made by Diane Worstell. Tim Warner seconded the motion. A voice vote was taken and unanimously carried 6-0.

Attorney:

Motion to appoint the Law Office of Blachly Tabor Bozik and Hartman Council for the Plan Commission was made by Vic Ritter. Tim Warner seconded the motion. A voice vote was taken and unanimously carried 6-0.

OLD BUSINESS:

A20-002/RZ20-002 – A petition filed by the City of Valparaiso, 166 Lincolnway, Valparaiso, IN. The petitioner requests to rezone and annex a parcel of property to the City of Valparaiso. The parcel is currently zoned R1, Low Density Residential District in Porter County and the petitioner requests to zone the property as SR, Suburban Residential in the City of Valparaiso. The property is located North of Division Road, East of Sturdy Road, South of Meadow Glen Drive and West of State Road 49/Aldi Distribution Center. City Planner Beth Shrader requested this petition be postponed. Mr. Evans took a voice vote proposing postponing A20-002/RZ20-002. A unanimous vote was heard.

NEW BUSINESS:

MS20-004 – A petition filed by Emily Weaver, 303 Peachtree St., N.E., Suite 3600, Atlanta, GA 30308. The petitioner requests approval of a minor subdivision. The property is located at 2002 Calumet Avenue, Valparaiso, IN. Ms. Weaver is representing the McDonald's Corporation. Currently the McDonald's Corporation is leasing a portion of Lot 6 located at 2002 Calumet Avenue with half being an existing vacated Leisure Drive and parking spaces. They are proposing to purchase the area they have been leasing and make it all one lot. City Planner Beth Shrader advised that the petitioner has worked with engineering and the Planning Department and this is a good opportunity to clean up the area. A small dedication to the City will be granted and the City is satisfied with the proposal.

Public Hearing:

Matt Evans asked if any of the public would like to speak in favor of or in opposition of this petition. Mr. Evans also asked that the public address their questions to the Board Members while at the same time the petitioner will take notes and respond at one time. No one spoke; therefore, the public hearing was closed, and questions/comments were heard from the Members.

Motion: Vic Ritter made a motion to approve MS20-004, minor subdivision approval of the secondary plat document confirming the minor subdivision and replat transferring approximately 30' of land along the shared property line from Dr. Ratnayake's parcel to McDonald's parcel. Tim Warner seconded the motion. A voice vote was taken and unanimously carried 6-0.

STAFF ITEMS:

2021 Plan Commission Application and Meeting Dates: Beth Shrader advised Members were provided a listing of the 2021 application deadline dates and 2021 meeting dates prior to the meeting. Regular meeting dates will remain the second Tuesday of each month. Ms. Shrader also highlighted some enhancements to the meeting application.

Mr. Evans took a voice vote regarding approval of the 2021 Plan Commission Application and Meeting Dates. A unanimous vote was heard.

ADJOURNMENT:

There being no further business, the January 12, 2021 Plan Commission meeting was adjourned at 5:57 p.m.

Matt Evans, President

Beth Shrader, Executive Secretary