

VALPARAISO BOARD OF PLAN COMMISSION
Regular Meeting Minutes
May 11, 2021

A regular meeting of the Valparaiso Plan Commission was held at 5:30 p.m. on Tuesday, May 11, 2021 in Valparaiso City Hall Chambers, 166 Lincolnway, Valparaiso, IN. Matt Evans presided.

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

MINUTES:

Jim Mooney made a motion to approve the April 13, 2021 meeting minutes as submitted. Vic Ritter seconded the motion. A voice vote was taken and unanimously carried 7-0.

OLD BUSINESS:

None.

NEW BUSINESS:

RP21-001 – A petition filed by Lori Devereaux, 605 Hatch Lake Parkway, Valparaiso, IN. The properties are located in the Hatch Lake Subdivision and include Lots 1, 103 and V1 through V25. The petitioner requests approval of a plat amendment to:

- Include: “Per the Sanitary Sewer Service Agreement between the Valparaiso City Utilities (“VCU”) and Rake Incorporated (“Rake”) dated March 9, 2021, VCU granted Rake permission to construct homes on the prohibited lots in conformance with the terms and conditions in the agreement.
- Remove shaded hash marks through Lots, 103 and V1 through V25.
- Permission to construct homes on Lots 1, 103 and V1 through V25 once construction of the Improvements is complete as described in the Sanitary Sewer Agreement.

Ms. Lori Devereaux presented. The original plat for Hatch Lake Subdivision was approved in 2016 but these listed lots were not available because there was no sewer connection. We stubbed out connections for when it became available. Now we have worked out an agreement with the City of Valparaiso Utilities Department to allow for a small temporary lift station, small open space, we will maintain along with the Homeowner’s Association, and we will have access to build on these 27 lots. There is specific wording on the Plat pages 2 and 3 that we asked is removed and we are allowed to build on these lots.

Motion: Mike Jabo made a motion to approve RP21-001 as presented and forward a favorable recommendation to the Valparaiso Board of Works. Peter Anderson seconded the motion. A roll call vote was taken and unanimously carried 7-0.

SP21-002 – A petition filed by Olthof Homes, 8051 Wicker Ave, Suite A, St. John, IN. The petitioner requests approval of a Final Plat for Hawthorne East Subdivision – Phase 2. Mr. Jeff Yatko presented. There are thirty-six (36) lots that, once developed, will complete the Hawthorne East Subdivision. Bond was provided for utilities. A Performance Bond amount was provided, and the required bond will be submitted before the next Board of Works meeting.

Motion: Mike Jabo made a motion to approve SP21-002 as presented and forward a favorable recommendation to the Valparaiso Board of Works. Approval is conditioned upon compliance with City Specifications for Municipal Improvements – specifically paragraph B2E, for Temporary Dead-End Streets. Jim Mooney seconded the motion. A roll call vote was taken and unanimously carried 7-0.

RZ21-001 (Continued to June Plan Commission Meeting) – A petition filed by Robert and Melissa Wanek., 415 Madison St, Valparaiso, IN. The petitioner requests a rezone from Public Space (PS) to Neighborhood Conservation-60 (NC-60). The property is located at Lots 4,5, and 6 in Chautauqua Park. Ms. Beth Shrader advised this petition has been continued to the June 8, 2021 Plan Commission meeting.

STAFF ITEMS:

Ms. Beth Shrader thanked the Board Members for their help with the recent proposed map and text amendments to the UDO. They were approved by City Council at the last City Council meeting.

ADJOURNMENT:

There being no further business, the May 11, 2021 Plan Commission meeting was adjourned at 5:37 p.m.

Matt Evans, President

Beth Shrader, Executive Secretary