

**VALPARAISO PLAN COMMISSION**  
**Regular Meeting Minutes**  
**February 9, 2010**

The regular meeting of the Valparaiso Plan Commission was held at 7:00 p.m. on Tuesday, February 9, 2010 in the Valparaiso City Hall Council Chambers. Bruce Berner presided.

Members present were: Diane Worstell, Mike Micka, Deb Butterfield, Al Shields, Bruce Berner, Jan Dick, Vic Ritter and Tim Burkman. Also present were Craig Phillips and Attorney Ethan Lowe.

**ELECTIONS:**

**President:**

Motion to elect Bruce Berner President of the Plan Commission was made by Jan Dick. Diane Worstell seconded the motion, which was unanimously carried.

**Vice-President:**

Motion to elect Jan Dick Vice-President of the Plan Commission was made by Deb Butterfield. Al Shields seconded the motion, which was unanimously carried.

**Secretary:**

Motion to appoint Helene Hammon Secretary of the Plan Commission was made by Deb Butterfield. Jan Dick seconded the motion, which was unanimously carried.

**Plan Commission Attorney:**

Motion to appoint the Law Firm of Blachly, Tabor, Bozik & Hartman, LLC a/k/a Lawyers on the Square Attorney of the Plan Commission was made by Vic Ritter. Al Shields seconded the motion, which was unanimously carried (Deb Butterfield abstained from voting).

**BZA Board Representative:**

Motion to appoint Mike Micka BZA Representative was made by Deb Butterfield. Jan Dick seconded the motion, which was unanimously carried.

**MINUTES:**

Jan Dick made a motion to approve the December 8, 2009 minutes as submitted. Seconded by Vic Ritter. A voice vote was taken and the motion unanimously carried.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**A10-001/RZ10-001 – Caribbean Pools Annexation – Curtis Joiner** - Request to annex land and rezone from CM Moderate Intensity Commercial District (County) to CG Commercial General District located at 3806 Murvihill Road between US 30 and CR 325 E. Mr. Curtis Joiner presented. The property is located at the corner of US 30 and Murvihill Road. This is a voluntary annexation. He would like to develop the property as a commercial development. The County zoning is currently CM Moderate Intensity Commercial District and the closest City zoning would be CG Commercial General District.

Bruce Berner asked if any of the public would like to speak in favor of or in opposition of this petition. Bruce Berner also asked that the public address their questions to the Plan Commission 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 and comments were heard from the members.

**Q:** Has the Petitioner considered the lot layout taking into consideration that US 30 is a signature street?

**A:** Craig Phillips advised that the greenbelt requirements will be met, however, some of the other requirements will be impossible to meet such as parking in the front, and back of buildings facing a public street because both US 30 and Murvihill Road are public streets. US 30 is our main concern and therefore, items such as warehouses will face Murvihill and not US 30. US 30 is our main concern and staff will be addressing all of these items through site review.

- C: Tim Burkman advised that there is an existing sanitary sewer on the north side of the Murvihill Road, however, there seems to be some debate regarding if it is public or private. Although he has a signed agreement dated in 1996 stating that it is public, staff is waiting on a final determination. Tim hopes to have the final determination by the next meeting date.
- Q: Are there two drives on the north side of Murvihill Road near this property?
- A: Yes and they belong to the airport.
- C: Craig Phillips reviewed the fiscal plan for this annexation. The property is 45.6% contiguous to the city limits. The estimated revenues are acceptable. The storm water revenues were left out of the fiscal plan by accident and will be added to the revised version prior to the next meeting. Overall this annexation has a more than acceptable cost-benefit ratio to the city for both one time and on an annual basis.

This petition will be voted on at the March 2010 meeting.

**REPORTS & DISCUSSIONS:**

**UDO Amendments:** Craig Phillips advised that he and staff are working on some amendments that need to be addressed in the UDO. Some of the areas include condominiums, parking space module numbers, pathway requirements and revisions, size of PUD's, densities, downtown parking regulations, and multi-family and mixed use architectural requirements, especially when near the downtown area. He hopes to have some amendments to the members for their review within the next few months.

**Kathleen Evans Recognition:** Bruce Berner suggested inviting Kathleen Evans to the March meeting in order to present her with an appreciation recognition and gift for her many years of service on this commission. Anyone wishing to do so may give Craig Phillips a monetary donation and he will purchase a Valparaiso Chamber Gift Certificate as her gift.

**Park Department:** Deb Butterfield advised that the Park Department is looking at some consulting firms to assist in updating the Master Plan and the Impact Fees Ordinance. When the time comes; input from this Board will be needed and appreciated.

**ADJOURNMENT:**

There being no further business to discuss the February 9, 2010 Plan Commission meeting was adjourned at 7:40 p.m.