

# AGENDA

## VALPARAISO PLAN COMMISSION

**Tuesday - June 10<sup>th</sup>, 2014**

**7:00 PM - City Hall Council Chambers**

**I. Pledge of Allegiance**

**II. Roll Call**

**III. Old Business**

**RZ14-003** A petition filed by 400 North, LLC c/o William Ferngren, Ferngren Law Office, LLC, 570 Vale Park Road Ste. B, Valparaiso, IN 46385. The petitioner is requesting approval of rezoning property from CN, Commercial Neighborhood to UR, Urban Residential District. The property is located at the Northwest corner of County Road 400 North and County Road 150 West.

**RZ14-005** A petition, filed by Rake Inc., 4631 Racine Avenue, Chicago, IL 60609. The petitioner is requesting approval of rezoning property from GR, General Residential to PUD, Planned Unit Development. The property in question is located West of Shamrock Subdivision, South of the Norfolk Southern Railroad Tracks, North of Joliet Road and East N 250 W.

**PUD14-001** A petition, filed by Rake Inc., 4631 Racine Avenue, Chicago, IL 60609. The petitioner is requesting an amendment to the Acadia PUD, Planned Unit Development. The property in question is located West of Shamrock Subdivision, South of the Norfolk Southern Railroad Tracks, North of Joliet Road and East N 250 W.

**IV. New Business**

**SP14-001** A petition filed by SBJZ Porter Holdings, LLC, c/o Todd A. Leeth, 103 E. Lincolnway, Valparaiso, IN 46383. The petitioner requests approval of a secondary plat for the subdivision to be known as "The Lakes of Valparaiso". The property in question is located South of CR 400 North and the North side of 300 N.

**MS14-004** A petition filed by Hooks Super-Rx, LLC c/o Craig Forgey, 501 Pennsylvania Pkwy #160, Indianapolis, IN 46280. The petitioner requests approval of a minor subdivision plat for a 3-lot subdivision to be known as "CVS #6915". The property in question is located North of US HWY 30, East of Washington Street and South of South Street, in the CG, Commercial General Districts.

**RP14-002** A petition filed by Daines Development, LLC, c/o William Ferngren, 570 Vale Park Road, Suite B, Valparaiso, IN 46385. The petitioner request the replat of lots 83, 84, 85, 86, 87, 88 and 89 of Beauty Creek Villa Homes which is recorded in Plat File 49-F-6, Recorded Instrument No. 2005-037457 in the Office of the Recorder of Porter County, Indiana.

**PP14-003** A public hearing on a petition filed by University Promenade, LLC, c/o William Ferngren of 570 Vale Park Road, Suite B, Valparaiso, IN 46385. The petitioner requests approval of a primary development plat for a 4-lot subdivision.

**RP14-003** A petition filed by Robert V. Coolman c/o William Ferngren, 570 Vale Park Road, Suite B, Valparaiso, IN 46385. The petitioner request the replat of front yard Utility and Drainage Easements for Lots 1, 2, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 28, 29, 30, 31, 38, 39, 40, 41, 42, 43, 44, 45, 48, 49, 50, 51 ,54, 55, 56 and 57, in Bridgewater Estates, which is recorded in Plat File 47-d-4a recorded instrument No. 2013 in the Office of the Recorder of Porter County, Indiana.

**A14-001-RZ14-006** A public hearing on a petition filed by Glenn J. Tabor as Surviving Co-Trustee under Trust Agreement dated June 8<sup>th</sup>, 2001, c/o Patrick Lyp, 162 Lincolnway, Valparaiso, IN 46383. The petitioner requests annexation of two parcels of property to the City of Valparaiso and rezoning of the parcels of property from County I1, Light Industrial District zoning to INL, Light Industrial and County I2, General Industrial Zoning to INH, Heavy Industrial Zoning District. The properties in question are located North of Division Road, West of 400 East and South of US 30.

**FAC14-002 Façade Approval 203 Jefferson Street (Wagner)** – Request to approve a façade renovation for the building located at 203 Jefferson Street.

**FAC14-003 Façade Approval 3 Lincolnway (Wagner)** – Request to approve a façade renovation for the building located at 3 Lincolnway.

**V. Staff Items**

**VI. Adjournment**

NEXT REGULAR PLAN COMMISSION MEETING:

JULY 8<sup>TH</sup> 2014 - 7:00 PM - CITY HALL COUNCIL CHAMBERS, 166 LINCOLNWAY