

**VALPARAISO BOARD OF PLAN COMMISSION**  
**Regular Meeting Minutes**  
**January 9, 2018**

The regular meeting of the Valparaiso Plan Commission was held at 7:00 p.m. on Tuesday, January 9, 2018 in the Valparaiso City Hall Council Chambers. Bruce Berner presided.

Members present were: Jim Mooney, Matt Evans, Diane Worstell, Christa Emerson, Trista Hudson, Vic Ritter, Tim Burkman, and Bruce Berner. Also present were Attorney Scott Bozik, Tyler Kent, citizens, and representatives of the press.

**MINUTES:**

Jim Mooney made a motion to approve the December 12, 2017 regular meeting minutes as submitted. Trista Hudson seconded the motion. A voice vote was taken and unanimously carried.

**ELECTIONS:**

**President:**

Motion to nominate Bruce Berner President of the Plan Commission was made by Jim Mooney. Christa Emerson seconded the motion. A voice vote was taken and unanimously carried.

**Vice-President:**

Motion to nominate Matt Evans Vice-President of the Plan Commission was made by Jim Mooney. Christa Emerson seconded the motion. A voice vote was taken and unanimously carried.

**Secretary:**

Motion to appoint Helene Pierce Secretary of the Plan Commission was made by Bruce Berner. Trista Hudson seconded the motion. A voice vote was taken and unanimously carried.

**Attorney:**

Motion to appoint the Law Office of Blachly Tabor Bozik and Hartman Council for the Plan Commission was made by Christa Emerson. Trista Hudson seconded the motion. A voice vote was taken and unanimously carried.

*\*Note: 2018 commences Jim Mooney and Diane Worstell's 4<sup>th</sup> year.*

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**RP17-004** – A petition filed by Pepper Cove Development, LLC, 8051 Wicker Avenue, Suite A, St. John, IN. The petitioner requests approval of a replat of lots 1 through 11 and Lots 27 through 33 in Pepper Grove Subdivision – Phase I. Mr. Greg Bower presented. The lots included are twin-home lots that the developer would like to split into two individual lots for individual sale and home ownership. Tyler Kent advised that in November 2017, the Board of Zoning Appeals approved the Developmental Standards variance to allow for additional twin home lots. Tim Burkman noted that he raised a question regarding site distance at Froberg Road from Kari Drive and Ed with Olthoff Homes is looking into the request.

**Motion:** Tim Burkman made a motion to approve RP17-004 subject to receipt of necessary site calculations from Kari Drive onto Froberg Road and any property engineering follow through as needed. Christa Emerson seconded the motion. A roll call vote was taken and unanimously carried.

**FAC18-001** – Façade Improvement Program (Brent Wagner/Thomas Calhoun) – Request to amend a façade renovation application for the building located at 203 Monroe Street, Valparaiso. Mr. Brent Wagner presented. Tom Calhoun plans to move his office for

steel distribution to 203 Monroe Street. He would like to showcase some steel materials such as small steel panels on stand offs in front of the structure, a steel pagoda in the rear, and horizontal steel panels on the side of the building all while keeping the character of the original building. Vic Ritter advised this is a nice renovation of the building and the materials suggested are appropriate for the building.

Q: Is the building all brick now?

A: No. The front and rear wing-walls are but the center section is concrete block and vinyl siding.

Q: How much grant match funding are you requesting?

A: \$25,000.

Motion: Vic Ritter made a motion to favorably recommend FAC18-001 to City Council as presented. Jim Mooney seconded the motion. A roll call vote was taken and unanimously carried.

**STAFF ITEMS:**

**2017 Meeting Dates:** Tyler Kent advised Members were provided a listing of the application deadline dates, 2018 meeting dates, and Instructions for filing a petition with an increased fee for Plat Committee review prior to the meeting. Tyler Kent proposed increasing the Plat Committee review fee to \$200.

Motion: Tim Burkman made a motion to approve the 2018 deadline dates, meeting dates and Instructions for filing a petition with a Plat Committee review fee of \$200. Jim Mooney seconded the motion. A voice vote was taken and unanimously carried.

**ADJOURNMENT:**

The January 9, 2018 Plan Commission meeting adjourned at 7:25 p.m.

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Bruce Berner, President

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Tyler Kent, Executive Secretary