

VALPARAISO BOARD OF PLAN COMMISSION
Regular Meeting Minutes
April 10, 2018

The regular meeting of the Valparaiso Plan Commission was held at 7:00 p.m. on Tuesday, April 10, 2018 in the Valparaiso City Hall Council Chambers. Bruce Berner presided.

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

MINUTES:

Diane Worstell made a motion to approve the January 9, 2018 minutes as submitted. Jim Mooney seconded the motion. A voice vote was taken and unanimously carried.

PRESENTATION:

Steven Maraco with the Valparaiso Ethics Commission gave a brief presentation to the Members of the Board. The Ethics Commission meets every other month on the second Thursday of the month in the City Hall Conference room. They are a resource for Staff and Board Members should they ever have a question or concern.

OLD BUSINESS:

None.

NEW BUSINESS:

VAC18-001 – Vacation of Platted Easements for Leisure Drive immediately adjacent to Lots 5 and 6 in Myrtlewood Addition in the City of Valparaiso. Mr. Mark Iverson representing McDonald's presented. Leisure Drive is already vacated to the east. This is the last portion of the drive. This vacation does not change any use or access.

Public Hearing:

Bruce Berner asked if any of the public would like to speak in favor of or in opposition of this petition. Mr. 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/comments were heard from the Members.

Q: Do we know when the previous vacations occurred?

A: Staff was unable to find any information with specific dates. The area is really just a parking lot. McDonald's leases the property from the adjacent doctor's office.

Q: Why is the City just giving up the property versus selling it?

A: We are not sure of when this was put in or what the purpose of it was but it is no longer necessary. An easement will remain and there is documentation of that. When a vacation occurs, half goes to one side and the other half to the other side The City typically is not compensated but rather then it releases the burden on the City to have to carry liability and we no longer have to maintain the area.

Q: Was the doctor's office notified?

A: Yes.

C: Tim Burkman noted that the vacation should coincide with the newly dedicated right of way 40 feet to 50 feet from center. These calculations need to be clarified before the final step to make sure all the numbers are accurate.

R: The petitioner will comply.

Motion: Tim Burkman made a motion to favorable recommend VAC18-001 to City Council to allow the vacation of platted easements for Leisure Drive immediately adjacent to Lots 5 and 6 in Myrtlewood Addition in the City of Valparaiso subject to the petitioner clarifying the existing Calumet Avenue right of way calculations. Jim Mooney seconded the motion. A voice roll call vote was taken and unanimously carried.

RP18-001 – A petition filed by The Lutheran University Association, Inc. d/b/a Valparaiso University, 1700 Chapel Drive, Valparaiso, IN. The petitioner requests approval of a plat amendment to Lots 1-8 in Block 1, Smith's Addition to the City of Valparaiso. Attorney Aaron Farah presented. Valparaiso University is working on a Greek Life and campus beautification project whereas they would like to consolidate 220 Feet and eight (8) lots into one (1) lot for a new Sigma Phi Epsilon fraternity housing. Mr. Burkman contacted us regarding an additional 5.25-foot in right of way dedication that is required and we will comply with that requirement.

Motion: Tim Burkman made a motion to approve RP18-001 with the condition that a 30-foot right of way is complied with and properly recorded on the plat. Jim Mooney seconded the motion. Bruce Berner recused from voting. A roll call vote was taken and passed unanimously.

STAFF ITEMS:

None.

ADJOURNMENT:

The April 10, 2018 Plan Commission meeting adjourned at 7:22 p.m.

Bruce Berner, President

Tyler Kent, Executive Secretary