

VALPARAISO BOARD OF PLAN COMMISSION
Regular Meeting Minutes
May 8, 2018

The regular meeting of the Valparaiso Plan Commission was held at 7:00 p.m. on Tuesday, May 8, 2018 in the Valparaiso City Hall Council Chambers. Bruce Berner presided.

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

MINUTES:

Bruce Berner noted a friendly amendment under RP18-001, the attorney presenting was Darren Farha. Jim Mooney made a motion to approve the April 10, 2018 minutes as amended. Vic Ritter seconded the motion. A voice vote was taken and unanimously carried.

OLD BUSINESS:

None.

NEW BUSINESS:

SP18-001 – A petition filed by MBIP, LLC 1351 Joliet Road, P.O. Box 242, Valparaiso, IN. The petitioner requests approval of a secondary plat of Flat Rock Subdivision. Mr. Bob Coolman presented.

Tim Burkman advised that the City Engineer's office works with the developer on the construction drawings after the Primary Plat has been submitted. Once the City approves roads and infrastructure needs the developer may begin the needed infrastructure at that time. Flat Rock has been working on construction of improvements and is here tonight for secondary approval. To get to the final plat they must have either built improvements or bond for everything at the beginning. Board of Works is the last body to sign off on the final plat. Mr. Coolman advised The Marshall family is developing the property and Coolman Communities is building the homes. The Marshall's have been very busy the last couple of years and have been working on infrastructure a bit at a time between other projects. At this time the infrastructure is almost complete. Surety will be issued to finish the last few items of infrastructure. Tonight, we are requesting secondary plat approval.

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: During primary plat there was some concern with headlights from the homeowner across the street from the entrance. Was that resolved?

A: Yes, the entrance was moved to the south.

Q: There appears to be connections stubbed out to the north and west. Will this connect to anything?

A: Not at this time but the potential is there. The east connects into Southwest Hills Drive.

Motion: Tim Burkman made a motion to approve SP18-001 a secondary plat of Flat Rock Subdivision subject to the following conditions: (1) Confirmation of street names and addresses by the Engineering Department prior to Board of Works approval; (2) Lowering the rim elevation of Structure 13, located between lots 22/23, as determined by the Engineering Department to facilitate drainage of low areas on adjoining properties; and (3) Board of Works approval of the plat and surety covering the remaining public improvements. Jim Mooney seconded the motion. A voice roll call vote was taken and unanimously carried.

STAFF ITEMS:

None.

ADJOURNMENT:

The May 8, 2018 Plan Commission meeting adjourned at 7:18 p.m.

Bruce Berner, President

Tyler Kent, Executive Secretary