

VALPARAISO BOARD OF PLAN COMMISSION
Regular Meeting Minutes
June 12, 2018

The regular meeting of the Valparaiso Plan Commission was held at 7:00 p.m. on Tuesday, June 12, 2018 in the Valparaiso City Hall Council Chambers. Bruce Berner presided.

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

MINUTES:

Trista Hudson made a motion to approve the May 8, 2018 minutes as submitted. Diane Worstell seconded the motion. A voice vote was taken and unanimously carried.

OLD BUSINESS:

None.

NEW BUSINESS:

FAC18-002 – Façade Improvement Program (Mike and Pam Tezak) – Request for façade renovation application for the building located at 308 Lincolnway, Valparaiso, IN. Mike and Pam Tezak presented. We purchased the Mr. CopyRite Building located at 308 Lincolnway and are renovating the interior and exterior of the building. There will be significant changes on the front such as a new brick façade, new shop windows, moving the doors, adding decorative cut outs, adding goose-neck lighting, new signage and limestone decorative pieces.

Tyler Kent advised that Member Vic Ritter had an opportunity to review the proposed renovations and had no exceptions and approved the plan.

Motion: Tim Burkman made a motion to favorably recommend FAC18-002 to City Council as presented. Trista Hudson seconded the motion. A roll call vote was taken and unanimously carried.

FAC18-003 – Façade Improvement Program (Kevin Gerdt/Richard Huttinger) – Request for façade renovation application for the building located at 157 Lafayette Street, Valparaiso, IN. Mr. Richard Huttinger presented. The building is currently owned and operated at Grace Chapel Church at the corner of Lafayette and Monroe Streets. Grace Chapel has 150-170 members and four staff members. The building is 83 years old. Phase I of the renovation was completed, however, did not qualify for the façade grant because of the flat roof. Phase I was approximately \$200,000. Phase II is estimated at \$150,000 and will include new windows on all four sides of the building with tempered safety glass and translucent frosted glass on the sanctuary portion. Replacement of two exterior doors on Monroe Street, adding lighting, and cleaning of the exterior walls. The total project will be \$350,000. We would like to start in the Fall and complete the project by Thanksgiving, 2018. We will have to secure a loan to complete the entire project.

Tyler Kent advised that Member Vic Ritter had an opportunity to review the proposed renovations noting that the design of the building is not changing, and the project is more maintenance and cosmetic improvements, however, also noting an increase in energy efficiency. Tyler Kent noted that the project does score enough points on the required point system to qualify for grant submission.

Q: Is there any kind of Church vs. State issue with using government monies for funding of a church project?

A: Tyler Kent advised he is not aware of anything but will ask the City Attorney to confirm before going to City Council.

Motion: Tim Burkman made a motion to favorably recommend FAC18-003 to City Council as presented. Al Shields seconded the motion. A roll call vote was taken and carried, 5 yes, 1 abstention (Hudson).

STAFF ITEMS:

Tim Burkman announced he is leaving his position with the City and relocating to Holland, Michigan. Tim thanked everyone for their service and friendship over the years.

ADJOURNMENT:

The June 12, 2018 Plan Commission meeting adjourned at 7:19 p.m.

Bruce Berner, President

Tyler Kent, Executive Secretary