

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

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

Members present were: Diane Worstell, Trista Hudson, Christa Emerson, Matt Evans, Jim Mooney, 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 June 12, 2018 minutes as submitted. Trista Hudson seconded the motion. A voice vote was taken and unanimously carried.

OLD BUSINESS:

None.

NEW BUSINESS:

VAC18-002 & RP18-002 – A public hearing on a petition filed by Jason C. Gilliana, 4501 Airport Drive, Unit 101, Valparaiso, IN. The petitioner requests to replat lot 6 and vacate the No-Access Easement as show on the plat of Airport Industrial Park East to the City of Valparaiso. The petitioner requests vacation of platted easements on more particularly described as the North five (5) feet of Lot 6 in Airport Industrial Park East to the City of Valparaiso, as per Plat thereof, recorded in Plat File 51-C-4, in the Office of the Recorder of the City of Valparaiso, IN. The petitioner requests approval of a replat of Lot 6 in Airport Industrial Park East. Mr. David Tiemens and Mr. Jason Gilliana presented. Originally this parcel was platted as 4.3 acres fronting Airport Drive and Montdale Drive. We are requesting a replat into three (3) lots. Two will be just over one acre in size and one will be 2.28 acres and include the existing pond. We would like the lots to have access to Murvihill Road which will require the vacation of the five-foot easement that is currently restricted to the West 50 feet of two lots only. Drainage will meet all standards.

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: Why was there not access originally?

A: We believe the County imposed no access to limit the number of driveway cuts. It was the County preference at the time. Murvihill Road is the County's jurisdiction. The petitioner has addressed this with the County and now have permission to move forward with this project.

Q: Why did the County not want gravel for drives in the right-of-way?

A: The City requires a durable surface as well. It meets ADA codes, does not throw gravel into the roadway, etc.

Q: Was there anything in the Covenants and Restrictions regarding the No-Access Easement?

A: We were unable to locate any recorded Covenants and Restrictions.

Q: Are there addresses for the three lots?

A: Not yet.

Motion: Tim Burkman made a motion to approve VAC18-002 and RP18-002 with the conditions that addresses are obtained, Board of Works approval, and Board of Zoning Appeals granting the necessary variances of setbacks, and the petitioner follows the County's conditions for the No-Access Easement. Jim Mooney seconded the motion. A roll call vote was taken and unanimously carried.

SP18-002 – Petition filed by Todd Martin, 1005 Domke Road, Valparaiso, IN. The petitioner requests approval of a secondary plat of Monticello Manor. Attorney Todd Leeth presented. The primary plat was approved August 8, 2017. Variances were received. The property is located on the South end of Monticello Park Drive. The secondary plat conforms with what as approved on the Primary Plat.

Q: What are the plan improvements to Monticello Park Drive?

A: We have secured easement rights to widen the roadway to 18 feet which will be much wider than it currently is and will make it more consistent with that of a public street. This will happen along with construction of lots 18, 19, and 20, and the easement is secured to continue north of lot 20 all the way to Evans Avenue.

Q: When will the dedication of Monticello Park Drive take place?

A: Dedication is in place, as long as Mr. Firestone owns the property, as development continues beyond lot 20 or a triggering event to have to widen the road.

Q: Is the parking requirement met?

A: Yes.

Q: Sanitary sewers in place?

A: Yes.

C: Public improvements include the widening of Monticello Park Drive and Regent Drive to the west along lots 17 & 18.

Motion: Tim Burkman made a motion to approve AP18-002 subject to Board of Works approval of the construction drawings and plat. Christa Emerson seconded the motion. A roll call vote was taken and unanimously carried.

PUD18-001 – Petition filed by Robert V. Coolman, 359 S. Franklin Street, Valparaiso, IN. The petitioner requests approval of an Administrative Modification of the Planned Unit Development for the St. Paul Square Development. Mr. Bob Coolman presented. This is a minor modification to the St. Paul Square development. There is a lot of interest in this site and project. The property has been cleared, sidewalks are in, Academy Street improved and is ready to be paved. We have worked through a range of issues. We have met with a number of customers and focus groups which is what brings us here to request a minor modification. There are no changes to the design or character of the buildings. There is a larger underground basin, the structures will be moved slightly. We are proposing a reduction in the width of the center island from 40 feet to 30 feet that will provide for a critical turning radius. We will now have an open-air pavilion versus an enclosed community center and it will be located in the small park in the center of the property. Landscaping has been improved as well and include pergola pavers in the park area. The buffer yard is reduced to 10 feet from 15 feet, but still maintains parking.

C: The UDO allows for minor modifications, and the City is in favor of this project.

Q: Will you be using the same amount of landscaping and the same materials?

A: Yes, just in a smaller area.

Q: Will you be moving the dumpster location?

A: No, there is no place to move it to. There will be additional landscaping with a retaining wall and the closest neighbor built a privacy fence.

Q: What is the time of pick up for the dumpster?

A: We know it is two times per week, but we do not know the time of day.

Q: Have you spoken to the neighbor where the buffer yard is being lessened?

A: Yes. He didn't want the trees affected so he is okay with the revised plan.

Q: What is the reasoning behind not having the community center?

A: Customers don't want it. They don't want to maintain it and they are purchasing here because they want to enjoy the amenities of downtown.

Q: What will be around the garages?

A: Greenspace all around.

Motion: Tim Burkman made a motion to approve PUD18-001 Administrative Modifications of the PUD for the St. Paul Square Development as presented. Jim Mooney seconded the motion. A roll call vote was taken and unanimously carried.

STAFF ITEMS:

Many thanks to Tim Burkman for his service both to the City of Valparaiso and this Board. Adam McAlpine will begin on this Board in August.

ADJOURNMENT:

The July 10, 2018 Plan Commission meeting adjourned at 7:44 p.m.

Bruce Berner, President

Tyler Kent, Executive Secretary