

VALPARAISO BOARD OF PLAN COMMISSION
Regular Meeting Minutes
August 14, 2018

The regular meeting of the Valparaiso Plan Commission was held at 7:00 p.m. on Tuesday, August 14, 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, Al Shields, Adam McAlpine, and Bruce Berner. Also present were Attorney Scott Bozik, Tyler Kent, citizens, and representatives of the press.

WELCOME:

President Bruce Berner introduced and welcomed City Engineer Adam McAlpine. Mr. McAlpine joins the Board since the relocation of Mr. Burkman.

MINUTES:

Jim Mooney made a motion to approve the July 10, 2018 minutes as submitted. Christa Emerson seconded the motion. A voice vote was taken and unanimously carried.

OLD BUSINESS:

None.

NEW BUSINESS:

SP18-003 – A petition filed by Sunshine Homes, Inc., 1091 White Lane, Chesterton, IN 46304. The petitioner requests approval of a secondary plat of Hatch Lake Subdivision, Phase II. Ms. Lori Deveraux with Sunshine Homes, Inc. presented. Sunshine Home, Inc. bought out Hatch Lake. Roads are in and 30 of the 44 lots are complete. Phase II will have 57 lots on two roads. There are no changes to the plat, and no variances are requested, we just want to continue to Phase II and request secondary plat approval.

Adam McAlpine noted that there are some roadway repairs needed due to a couple of dips developing at the entrance to the development. Ms. Deveraux advised that those repairs will be made within the next few weeks.

Motion: Adam McAlpine made a motion to approve SP18-003, secondary plat approval of Hatch Lake Subdivision, Phase II, subject to Board of Works approval, property surety attained for Phase II, and the discussed roadway repairs of Phase I. Jim Mooney seconded the motion. A roll call vote was taken and unanimously carried.

SP18-004 – A petition filed by St. Paul Valparaiso, LLC c/o 1151 US 30, Robert Coolman. The petitioner requests approval of a secondary plat of St. Paul Square. Mr. Bob Coolman presented. We are requesting secondary plat approval for St. Paul Square. The plat itself is a single lot and the boundaries are now inside the public improvements that have been made. Campbell Street underground lines will begin after Labor Day and the fence will remain in place until that work is done. Stormwater management vaults are in place and we will begin filling with gravel later this week. The goal is to have all the public infrastructure completed by mid-September. Foundation work has begun on two buildings.

C: Tyler Kent asked that the final plat have the notice of PUD Ordinance number added to it.

R: The petitioner will comply.

Q: Is the storm sewer system piping still proposed to be installed?

A: Conservation drains are in for buildings one and two. Sandpipes are in to take the pressure off the parking lot, and another line is in in the middle of the parking lot.

Q: Is there a public utilities easement for stormwater?

A: No. Stormwater sewers onsite are ours.

Motion: Adam McAlpine made a motion to approve SP18-004, secondary plat of St. Paul Square, subject to Board of Works approval, more explicit language related to the natural stormwater management and the PUD Ordinance number added to the plat. Jim Mooney seconded the motion. A roll call vote was taken and unanimously carried.

SP18-005 – A petition filed by Pepper Cove Development, LLC, 8051 Wicker Ave., Suite A, St. John, Indiana. The petitioner requests approval of a time extension of a Primary Plat for Pepper Cove Subdivision. Mr. Ed Recktenwall presented. We are requesting a primary plat extension. Phase II plans were submitted to staff, and we are working through utilities. We believe we will be ready for secondary plat approval next year.

Motion: Adam McAlpine made a motion to approve SP18-005 to approve a time extension of the Primary Plat for Pepper Cove Subdivision as requested. Jim Mooney seconded the motion. A roll call vote was taken and unanimously carried.

ZO18-001 – The petitioner requests the approval of zoning ordinance text amendment Article 11, Division 11.600, Article 2, Division 2.200, Uses by District and Article 18, Division 18.400 General Definitions. Mr. Tyler Kent presented. This zoning ordinance text refers to roof top space above buildings in the Downtown District. Staff compared different areas for best practices and researched State codes and accesses, etc. The proposed wording makes sure that the deck or railing is not viewable from the sidewalk and meets codes for the Downtown District and the Central Place District. Staff tried to think through and apply standards and also considered commercial users. Commercial users are not permitted right now, but they may seek a variance. We don't want to have rooftop bars or any negative impact on downtown living or downtown streetscape dining. We also have to look at furniture standards and are requiring that they are tied down and/or put away when not in use. Currently there are two residents seeking this type of space.

Q: Who determines if something is “visually appealing”?

A: We will work on language for that with specifics.

C: Overall the amendment bears a lot of merit, however, there are some items that may be up for consideration, or negotiation. We don't want to have an Ordinance that is so restrictive and really can't be policed.

Q: Do we require additional insurance for those having rooftop spaces?

A: Possibly. It should be considered as well.

C: Section C-4 refers to a maximum railing height, but we should also consider a minimum height.

C: Lighting is going to be hard.

C: There is no functional reason to allow railings to go up to the parapet, but there are aesthetic reasons.

C: Any improvements need to be contingent upon structural engineering approval.

C: These are all great points. If the Ordinance is too harsh then it can be dealt with through the variance process but if it is too weak then we could have major issues.

Tyler Kent advised that everyone's input is valuable and very much appreciated. He requests that everyone review the language and send thoughts and comments to him and we will review this matter again next month. This is a great start and the conversation is very helpful.

STAFF ITEMS:

None.

ADJOURNMENT:

The August 14, 2018 Plan Commission meeting adjourned at 7:48 p.m.

Bruce Berner, President

Tyler Kent, Executive Secretary