

MEETING AGENDA

Valparaiso Plan Commission

Tuesday, March 9th, 2021, 5:30 PM

Meet via Web-Conference – Valparaiso Now Facebook Page

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Meeting Minutes
4. Old Business

A20-002/RZ20-002 (Second Reading) – A petition filed by the City of Valparaiso, 166 Lincolnway, Valparaiso, IN 46383. The petitioner requests to rezone and annex a parcel of property to the City of Valparaiso. The parcel is currently zoned R1, Low Density Residential District in Porter County and the petitioner requests to zone the property as SR, Suburban Residential in the City of Valparaiso. The property in question is located North of Division Rd, East of Sturdy Rd, South Meadow Glen Dr and West of State Route 49/Aldi Distribution Center.

PUD21-001 – A petition filed by ANCO Revitalization, LLC c/o Todd A. Leeth, Hoepfner Wagner & Evans LLP, 103 Lincolnway, Valparaiso, IN 46383. The petitioner is requesting approval of rezoning property from INH, Heavy Industrial and CP, Central Place to PUD, Planned Unit Development. The property in question is located North of West St, South of Indiana Ave/Monroe St, East of Washington St and West of Ruge St.

5. New Business

SP21-001 – A petition filed by Downtown Valparaiso Partners, LLC c/o Todd A. Leeth, Hoepfner Wagner & Evans LLP, 103 Lincolnway, Valparaiso, IN 46383. The petitioner requests approval of a Secondary (Final) Plat for the Calkins Hill Development. The properties are located 301 & 302 Jefferson St in the RT, Residential Transition Zoning District.

ZO21-001 – A petition filed by the City of Valparaiso, 166 Lincolnway, Valparaiso, IN 46383. The proposed text amendments would apply to all properties throughout the

City of Valparaiso. The petitioner is requesting approval of amendments to the Valparaiso Unified Development Ordinance regarding the following:

- *Article 2 Permitted Uses and Supplemental Standards*
- *Article 5 Signs*
- *Article 8 Streets and Utilities*
- *Article 9 Parking, Loading, Access and Lighting*
- *Article 10 Landscaping*
- *Article 11 Design Standards*
- *Article 15 Permits and Procedures*
- *Article 18 Definitions.*

Z021-002 – A petition filed by the City of Valparaiso, 166 Lincolnway, Valparaiso, IN 46383. The petitioner requests approval of the proposed Zoning Map changes to accompany the Unified Development Ordinance. The proposed zoning changes will apply to an area of Heavy Industrial (INH) and Light Industrial (INL) zoned properties bounded by Evans Ave on the north, Garfield Ave on the east, Elm St on the south and Madison St on the west; and a parcel containing the Valpo Transit parking lot south of the Chicago, Fort Wayne, and Eastern Railroad tracks bounded by Campbell St extended on the east and Kinsey St on the west.

6. Staff Items

7. Adjournment

Matt Evans, President – Valparaiso Plan Commission

Beth Shrader, Planning Director

Next Meeting: April 13th, 2021

Interested persons can view the public hearing live on Facebook on the Valparaiso Now Facebook Page.

****Requests for alternate formats please contact Beth Shrader at bshrader@valpo.us or (219) 462-1161.**

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