

**MINUTES OF THE MEETING
OF THE PLAN COMMISSION
VALPARAISO, INDIANA
February 1, 2022**

The Plan Commission of the City of Valparaiso, Indiana, met on Tuesday February 1, 2022, at 5:30 p.m. in City Hall. Tim Warner called the meeting to order. The Pledge of Allegiance was said. Present were Matt Evans (late), Peter Anderson, Tim Warner, Vic Ritter, Diane Worstell, Clay Patton, Harris Peterson and Mike Jabo. Absent: Al Shields.

MINUTES:

January 2021 minutes were presented for approval.

Motion: Mike Jabo moved to approve the January 2022 minutes as presented. Vic Ritter seconded the motion. Upon voice vote, the motion passed with a 7-0 vote.

OLD BUSINESS:

PP21-003 (2nd Reading) – A petition filed by Lennar Homes of Indiana, Inc. c/o Todd A. Leeth and Katie L. Kopf of Hoepfner, Wagner & Evans 103 E. Lincolnway Valparaiso, IN 46383. The petitioner requests approval of a primary plat for a one-hundred and sixty (160) lot subdivision to be known as Iron Gate Subdivision. The property in question is located at the following parcel numbers: 64-09-09-200-006.000-004, 64-09-09-200- 007.000-004 and 64-09-09-200-008.000-004.

Todd Leeth gave a brief history of the project. At the January 11th meeting only one property owner came forward with any concerns. Those concerns were: connectivity, lift station, and storm water drainage. Todd Leeth feels all concerns of that property owner have been successfully addressed.

Beth Shrader presented the following draft of findings:

1. Pathway along 500 North. The City is requesting 10' width.
2. Improvements to the 500 North right of way are yet to be determined.
3. Detailed design for traffic calming elements.
4. Easements for utilities and pathways.
5. Lighting plans if applicable.
6. Tree removal if applicable.
7. Plant schedule with correct number of required plants.

What Petitioner has presented to date is appropriate for this level of the process.

Clay Patton asked about the connectivity. Todd Leeth explained at the last meeting a neighbor, Mr. Gast, discussed the connectivity with his property to the west. It was explained that the stub would be there, but no road would be put through until he decided to develop his property. Todd further explained at the Public Hearing for this project the main concern was the connectivity to

Brigatta. After much discussion and debate, it was staff's recommendation to remove the connecting road to Brigatta from Iron Gate. Clay Patton discussed this connectivity being a requirement in the UDO and then changed for projects. Matt Evans stated it is his suggestion that it be clearly marked on plats that future connectivity is required.

Beth Shrader said she foresees this always being a problem. Regarding Brigatta, there is a 30' path and utility easement in this location.

Motion: Mike Jabo moved to approve PP21-003 on second reading. Matt Evans seconded the motion. Upon voice vote, the motion passed with an 8-0 vote.

Roll Call Vote:

Matt Evans – Yes	Peter Anderson – Yes
Tim Warner – Yes	Clay Patton – Yes
Vic Ritter – Yes	Harris Peterson – Yes
Alvin Shields – Absent	Diane Worstell – Yes
Mike Jabo – Yes	

Todd Clevin of Lennar Homes addressed the Board. He suggested preparing a Waiver of Right to Remonstrate that would be part of each closing so property owners would be aware of the connectivity requirement. Matt Evans suggested it be added to the covenants.

STAFF ITEMS:

Beth Shrader introduced Clay Patton and Harris Peterson, both new members of the Plan Commission.

The Plan Commission has an appointment to the BZA. This appointment currently is Diane Worstell.

Motion: Clay Patton moved to reappoint Diane Worstell as the Plan Commission appointment to the BZA. Tim Warner seconded the motion. Upon voice vote the motion passed with an 8-0 vote.

ADJOURNMENT:

There being no further business, a motion was made and seconded to adjourn the February 1, 2022, Plan Commission meeting.

Matt Evans, President

Beth Shrader, Executive Secretary

Next Meeting: March 1, 2022