

## AGENDA

### VALPARAISO PLAN COMMISSION

**Tuesday - November 13<sup>th</sup>, 2018**  
**7:00 PM - City Hall Council Chambers**

- I. Pledge of Allegiance**
- II. Roll Call**
- III. Minutes (October 9<sup>th</sup> and October 18<sup>th</sup>)**
- IV. Old Business**

**ZO18-001** The petitioner requests the approval of zoning ordinance text amendment Article 11, Division 11.600, Article, Article 2, Division 2.200, Uses by District and Article 18, Division 18.400 General Definitions.

**V. New Business**

SP18-007 A petition filed by Von Tobel Corporation c/o Todd A. Leeth, Hoepfner Wagner & Evans LLP, 103 E. Lincolnway, Valparaiso, IN 46383. The petitioner requests approval of a secondary plat of Hawthorne North Subdivision, Phase II.

- VI. Staff Items**
- VII. Adjournment**

NEXT REGULAR PLAN COMMISSION MEETING:

DECEMBER 11<sup>TH</sup> 2018 - 7:00 PM – CITY HALL COUNCIL CHAMBERS, 166 LINCOLNWAY

**\*\*Requests for alternate formats please contact  
Tyler Kent at [tkent@valpo.us](mailto:tkent@valpo.us) or 219-462-1161. \*\***

**VALPARAISO BOARD OF PLAN COMMISSION**  
**Regular Meeting Minutes**  
**October 9, 2018**

The regular meeting of the Valparaiso Plan Commission was held at 7:00 p.m. on Tuesday, October 9, 2018 in the Valparaiso City Hall Council Chambers. Bruce Berner presided.

Members present were: Diane Worstell, Trista Hudson, Christa Emerson, Matt Evans, Vic Ritter, Al Shields, Adam McAlpine, and Bruce Berner. Also present were Attorney Scott Bozik, Tyler Kent, citizens, and representatives of the press.

**MINUTES:**

Diane Worstell made a motion to approve the August 14, 2018 minutes as submitted. Christa Emerson seconded the motion. A voice vote was taken and unanimously carried.

**OLD BUSINESS:**

**ZO-18-001** – The petitioner requests the approval of zoning ordinance text amendment to Article 11, Division 11.600, Article 2, Division 2.200, Uses by District and Article 18, Division 18.400 General Definitions. The petitioner has asked that this item be continued to the November regular meeting.

**NEW BUSINESS:**

**RES18-001** – Resolution of the City of Valparaiso Plan Commission Approving an Amendment to a Declaratory Resolution Approved and Adopted by the Valparaiso Redevelopment Commission. Attorney Patrick Lyp presented. The Redevelopment Commission is requesting approval to move forward on a single parcel tax allocation area as proposed in Resolution No. 1-2018.

**Motion:** Adam McAlpine made a motion to approve RES18-001 as proposed. Diane Worstell seconded the motion. A roll call vote was taken and unanimously carried 8-0.

**PP18-001** – A public hearing filed by Vale Park Development LLC, c/o Jon Schmaltz of Burke, Costanza & Carberry LLP, 156 Washington Street, Valparaiso, IN. The petitioner requests approval of a primary plat for an 8-lot subdivision to be known as Cumberland Crossing Subdivision. Attorney Jon Schmaltz presented. A Primary Plat application was submitted; however, some items were raised by City Staff that we are attempting to address, therefore, we are requesting a continuance to the next regular meeting.

**Motion:** Christa Emerson made a motion to continue PP18-001 to the next regular meeting. Matt Evans seconded the motion. A voice vote was taken and unanimously carried 8-0.

**A18-001/RZ18-001** – A public hearing on a petition filed by Carol Himes c/o Todd A. Leeth, Hoepfner Wagner & Evans, LLP, 103 Lincolnway, Valparaiso, IN. The petitioner requests annexation of three parcels or property to the City of Valparaiso and rezoning of the parcels of property from Porter County R2, Medium Density Single Family Residential and RL, Residential

Lake zoning to GR, General Residential. The properties in question are located East of Campbell Street, South of Spectacle Road and North of Andover Drive. Attorney Todd Leeth presented. Randy Peterson with Abonmarche Consultants was also present. The petitioner is requesting a 100%, owner requested super annexation of 17.14 acres on the south side of Spectacle Road. The 17.14 acres consists of three parcels all owned by the same petitioner. The purpose for the annexation request is for a residential development. There is continuity with the City at 30.7%. The parcels are currently zoned R2 and RL in the County which is Medium Density Single Family Residential and Residential Lake. The property is already served by Valparaiso Utilities Water and there is sanitary sewer existing on the property. The annexation process is dictated by State Law and the City of Valparaiso requires the petitioner come before this Board also. State Law prohibits annexation in 2019 so we are requesting annexation and suspension of the rules to keep moving forward. A concept plan has been provided, however, is not required for the annexation request. There are a number of meetings that will take place during this process. This is one step of many. We understand that drainage is usually a large concern with any project and we will work through all the concerns as we go through the process. The concept plan is very preliminary, and we know it will change to better fit storm water calculations, geometric calculations, etc. We have already heard some concerns from the neighbors and staff and have modified the plan many times. The lots that back up to Andover Drive on the south side, are now the same size lots as the Andover Drive lots. The petitioner commits to all lots being single family detached homes with a minimum lot size of 10,000 square feet. This commitment will be done through an Annexation Agreement that is in writing and binding. The concept plan, at this time, allows for 39 homes in the \$300,000 and up price range. The cost benefit to the city is positive. Utilities are easily provided. There are no code violations. The City has planned to annex this area for years according to their Management Plan. The City gets to control the development, traffic, drainage, storm water management, etc. We believe we are well within the City policy for a favorable recommendation to City Council and request that at this time.

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 Board Members while at the same time the petitioner will take notes and respond at one time.

Mr. William Watts, 402 Andover Drive, Valparaiso, spoke in favor of the petition. He notes he supports growth. There will not be multi-family and the property values will not be negatively affected. He questioned, how will the new zone be different from Andover Drive? Was an environmental impact study done? Will they be dry detention ponds? Will there be a connection to Andover Drive?

Ms Barbara Pollizoto, Hillside Park Subdivision resident, states she is in favor of annexation to the City but of the current concept plan. The neighbors paid to bring in the utilities in order to protect the lakes and we want to continue doing that. Wildlife, roadway, sidewalks were all noted

Ms Andrea Proulx-Bunicki, 301 Andover Drive, Valparaiso, states she is opposed to this petition noting traffic, destroyed greenspace, quality of life, property values and the General Residential zoning as concerns. The zoning should be Suburban Residential and required to have 12,000 square-foot lots. This petition harms the current residents and provides no benefit to the City.

Steven & Salina Anderson, 205 Spectacle Road, state they are opposed to this petition noting access to the property, roadway standards, site lines, lack of street lights, and road grades. The Comprehensive Plan calls for this area to be Suburban Residential and we should not deviate from that plan. Functionally this development is not contiguous as you would have to leave a City development and travel on a County road to get back on a City road.

Sally & Adam Holterhoff, 101 Andover Drive, Valparaiso, states they are opposed to this petition Noting the removal of trees and the natural environment, run off, and drainage concerns.

Mr. Tom Basock, 4414 Flint Lake Road, states he is opposed to this petition noting this magnificent wooded area should be preserved, and silt control will be very hard to manage.

Kathy & Carl Hensley, 102 Andover Drive, Valparaiso, state they are opposed to this petition and echo the other's concerns. Spectacle Road is a dead end road and very narrow; it can't handle this project. The residents on Andover already have flooding and drainage issues that the City has not addressed. The City should focus on this before allowing another development in this area. Landscape buffers of 25 to 35 feet should be required and the wooded area should be required to remain as is.

Mr. Shawn Finney, 105 Spectacle Road, Valparaiso, states he is opposed to this petition noting safety concerns, lack of sidewalks, construction traffic, and increased wait time to get onto Campbell Street.

Mr. Walt Breitinger, 255 Park Avenue, Valparaiso, states he is opposed to this petition noting preserving Rogers-Lakewood Park and the lakes are the entire City's responsibility. We have a very bio diverse water shed. The lakes area huge draw to this area and we need to protect them. He suggests keeping the area as the Kilmer Preserve.

Mr. Randy Overbey, 103 Andover Drive, Valparaiso, states he is opposed to this petition noting going in and out from Spectacle Road will be very hard to manage. Drainage and flooding issues already exist in this entire area and will become worse with less trees.

Dr. Tia Walker & Dr. Ian Tirchner, 108 Andover Drive, Valparaiso, state they are opposed to this petition noting the removal of trees will cause run off to the lakes which is already an issue. Removal of trees will cause noise and light pollution to the neighbors. Septic problems will be increased. The Lake Area Conservancy District has not been consulted on this and they should be. Allowing General Residential zoning takes away the feel of the Urban-like adjacent areas. Increased traffic flow in an area that already has traffic issues. The road, topography, traffic, soil erosion, etc. all need to be considered.

Mr. Michael Persoon, 109 Spectacle Road, states he is opposed to this petition noting there is no road connection to the City. Buffer zones have not been addressed. Is there a drainage plan? Does the petition own any other property? What is the development plan for the area? The residents already fight run off and erosion. General Residential allows for more lot coverage. There needs to be less density and large buffers. If annexed, the City needs to make sure it is developed responsibly.

Mr. Jeff Hoffman, 106 Andover Drive, Valparaiso, states he is opposed to this petition noting Andover Drive already has drainage and flooding issues that also had a drainage plan in place. What is the capacity of the utilities on the property? The petitioners have owned this property for years, so why are they now wanting to annex and develop and why the rush before 2019?

Mr. Gary Brown, address not given, states he is opposed to this petition noting he is an advocate of preservation. Why would the City want to take on additional drainage issues? We need the trees and we need to save as many as possible. There needs to be a sufficient buffer zone for wildlife.

Joseph & Joanne Gilmar, 101 Spectacle Road, Valparaiso, state they are opposed to this petition nothing safety issues with the entrances and exits onto Spectacle Road.

Mr. Ray Hack, 8 Lakeview Drive, Valparaiso, states he is opposed to this petition noting the entire area is subject to the run off of the property. The area residents hooked on to the City sewers at their own cost. The bike path at the end of the Spectacle Road is used a lot and residents already have to be very careful when entering and exiting Spectacle Road.

Ms. Lori Clymer, 401 Andover Drive, Valparaiso, states she is opposed to this petition noting drainage and flooding issues. The proposed detention pond would be at her back yard, and her yard already takes weeks to drain. Development of any kind will cause more issues. The proposed pedestrian path connection will be ten feet from her living room.

Mr. Michael Sobeck, 5 Andover Drive, Valparaiso, states he is opposed to this petition noting the green space behind the Andover homes has a lot of wildlife and this development will change the landscape of the area. The water backing up against Meridian and in Rogers-Lakewood Park is full of slime and this will make it worse. Traffic is an ongoing issue and this will make it worse. Any development needs to be more in scope with the area and not General Residential.

Mr. John Marsh, 304 Andover Drive, states he is opposed to this petition noting the zoning needs to be consistent with the surrounding area.

Ms. Joy Marberger – Mr. Walt Breitingger spoke for Ms. Marberger noting that she provided him with a document regarding the area species and he will make sure the Board Members receive a copy of the document.

Ms. Helena Sanders, 3 Andover Drive, Valparaiso, states she is opposed to this petition.

Attorney Brian Hurley, 4702 Rutland Road, Valparaiso, states he is opposed to this petition noting the super annexation is in question considering one of the four owners notarized the Representative's Deed himself, therefore, violating the action of the deed. As well, Judge Bradford never signed the deed. This Board does not have anything real to vote on at this point. The only logical testimony has been in opposition and he recommend denial to City Council.

Lisa & Joe Gonzales, 4 Spectacle Road, Valparaiso, state they are opposed to this petition noting they already have too much runoff that take a couple of days to drain, and there is a lot of wildlife that needs to be considered.

Ms. Crystal Hissaw, 5007 Black Oak Lane, Valparaiso, states she is opposed to this petition noting the roadway can't handle the traffic and being a Porter EMS employee she knows that emergency vehicles already have issue in this area. Why did the petitioner wait until now to request the annexation and then want to rush it through?

Ms. Kim Yang Yim, 4706 Rutland Road, Valparaiso, states she is opposed to this petition noting water issues that have existed for years.

Ms. Dawn McNulty, 303 Andover Drive, Valparaiso, states she is opposed to this petition noting she has water in the back third of her property and into the proposed property every Spring. The proposed development will have many impacts to the land and the area and those that live adjacently. The removal of trees would be detrimental to the area.

Ms. Beatrice Salinas-Sievers, 201 Andover Drive, Valparaiso states she is opposed to this petition noting Dr. Kilmer would want the property kept as a conservancy. Water is already an issue in the area, as well as traffic. There is a lot of wildlife that should be preserved. Privacy and aesthetics are at risk.

Mr. Jim Plase, 105 Andover Drive, Valparaiso, states he is opposed to this petition noting the woods is the best feature of the property and should be preserved. Make it Suburban Residential and not General Residential.

Ms. Jen Warneke-Ellis, 2833 West 38th Place, Hobart, states she is opposed to this petition noting she encourages an environmental impact study be done before allowing any development.

Mr. Art Wright, 13 East 600 North, Valparaiso, states he is opposed to this petition noting when he moved to Porter County he took trees and the environment into consideration. Deer are already struggling in the area because it's too dense. An environmental impact study should be done first. Property values will be negatively affected. This is a rural area and should remain as such. There are endangered species in this area and that needs to be considered.

Dr. Larry McAfee, Old Suman Road, Valparaiso, states he is opposed to this petition noting he is a wildlife advocate and is strongly committed to their well-being. He is not against urban development but would like to see the parcels remain as is for perpetuity. Did the petitioner try to sell to someone that will keep the property as is? Will they even consider this? He would like to have a chance to get together with other area wildlife advocates and possibly purchase the property.

Ms. Pam Staab, 209 Spectacle Road, Valparaiso states she is opposed to this petition noting her notice stated that the last plan was revised in January so why did the petitioner wait until now to present? There was nothing in the presentation regarding the lake that is next to the property, which will be flooded if this development goes in. Spectacle Road is very hard to maneuver and should be considered. Since this is lake view property who is going to be responsible for children around the water?

Mr. Lance Raphael, 207 Andover Drive, Valparaiso states he is opposed to this petition noting he does not own the Andover property yet, but is considering moving here. Contracts and commitments are broken all the time so how do we know the petitioner will do as they say they will? The Envision Plan speak to future growth and it does not go north of Andover Drive.

Ms. Judy Daly, 4910 Lakeview Drive, Valparaiso states she is opposed to this petition noting the lake means a lot to those that live around it. When we connected to the sewer system we put in our own lift station that we have since had to adjust. With the additional run off we may not have lift station clearance any longer.

Ms. Glenda Gambel, 158 Spectacle Road, Valparaiso, states she is opposed to this petition noting being by the lake imposed quite a few restrictions. The road is very narrow and unsafe. Increased traffic will be an issue.

Attorney Leeth's rebuttal:

- Attorney Leeth is representing the four Kilmer children. They are the petitioners and they are choosing to develop the property either on their own or with someone. They have hired Abonmarche Engineering to assist in the process. Any development will have to follow rules, but which rules will they follow; the County or the City.
- Spectacle Road is narrow, we agree with this. The roads within the concept plan will meet City requirements. We are not building Spectacle Road, but we will have to rebuild Spectacle Road out in front of our subdivision. Widen the road, install sidewalks and curbs. In the future, the County or City will have to upgrade the remainder of the road. The road is in the County now and on their scale the road receives a 5 which means it is fair in condition and surface repairs are needed.
- The Tree Preservation Ordinance will have to be followed. This is more rigorous in the City than in the County. The wooded area that the Andover residents have enjoyed for many years will remain more intact with the GR zoning. If we develop under SR, then we don't have to provide any buffering, but with the GR zoning we are required to provide significant buffer yards. It also requires a berm; however, we will be asking for relief from that as doing so would require the removal of trees and we would like to keep the trees.

- The petitioners have agreed to a legal binding Annexation Agreement that requires the development to be singles-family detached homes, 10,000 minimum square-foot lots, and the lots adjacent to Andover Drive will be 100 feet wide. These components are very close to the SR zone and is a good compromise to having GR and also having a buffer yard.
- Environmental impact, wildlife species, and water studies are not part of the annexation process. We don't know what standards have to be complied with if we don't know if we are County or City. Once we know, then we will do the required studies and develop according to the standards. We will have to go before the Site Review Board, City Engineering, Public Works, and more before moving forward. We provided more tonight than what was necessary for annexation. Environmental impact statements are very detailed and triggered by Federal law. We plan to be good custodians of the property. We enjoy trees as well and don't want to cut down trees that are not necessary to the development.
- The concept plan provided, although not required for the meeting, was not done without thorough thought and understanding of the general water flow, topography, etc.
- We have to manage the water that comes through the property. All of the water, not just our own. We expect the ponds to be dry bottom and it's not that today. Our ponds will collect water and meter it out. Some neighbors are releasing onto our property and we will work through all that.
- We have to have a return on investment and the current plan is what has been deemed as the necessary plan and number of homes for a positive return on investment. We are planning for 80-foot wide lots except for adjacent to Andover Drive where they will be 100-foot wide, and 10,000 square foot lots throughout is not far off from the City standards.
- We have the infrastructure needed to develop. The road is narrow but the rest weighs in favor of annexation, and there are more positives than negatives. The negative being Spectacle Road.
- Notice was given per State statute.
- Some mentioned us having known about this project since January. We have not. Attorney Leetch was hired a couple of months ago when the family decided to move forward. The January reference remonstrators were speaking of refers the last date the Planning Department form was revised.
- We are proposing two entrances because that is what is required for emergency access purposes.
- There was lots of discussion regarding preserving the land as is. The petitioners/owners wish to develop. It is not realistic to preserve unless someone purchases the land. Attorney Leetch encourages anyone interested in making a reasonable offer contact him and he will be happy to negotiate any such proposal.
- The lake is not part of this development. We are not advertising the property as lakefront or lake access. It is not considered an asset to the development. The City Engineer will address water quality and we will be required to meet the City standards.
- The development will not have septic. It will be on sanitary sewer.
- The entire 17 acres will have storm water management, detention ponds and metered release that it doesn't have now.

The public hearing was closed, and question/comments were heard from the Members.

C: We applaud the neighbors and their due diligence, and appeal to both parties to come together and remain visionary. Water and drainage issues are usually at the forefront of any project and the development process has increased this for decade and the City has responded and that is why the standard are in place.

Q: How is the lake not considered an asset?

A: We believe the community itself is the asset. The homes are not being built on the lake, they do not have lake access, and only a limited few will even have a view of the lake.

Q: What is the difference between County and City storm water management?

A: Adam McAlpine – They are both good management plans and are meant for what they are managing. The County's lends itself to larger lots and restrictive release rates whereas the City plan is better for City development types.

Bruce Berner noted that City Council is the legislature as far as annexations are concerned and they made a decision regardless of what this Board says.

Suspension of the rules has been requested. A unanimous vote is needed for suspension of the rules. Christa Emerson advised she would not vote in favor of suspending the rules.

Trista Hudson advised she feels this Board should be given an opportunity to better review everything presented.

Motion: Trista Hudson made a motion to hold a special meeting on Thursday, October 18, 2018 at 7:00 p.m. in City Hall Council Chambers. This meeting will not be a public hearing. Christa Emerson seconded the motion. A roll call vote was taken and unanimously carried 8-0.

**STAFF ITEMS:**

None.

**ADJOURNMENT:**

There being no further business, the October 9, 2018 Plan Commission meeting adjourned at 11:41 p.m.

---

Bruce Berner, President

---

Tyler Kent, Executive Secretary

**VALPARAISO BOARD OF PLAN COMMISSION**  
**Special Meeting Minutes**  
**October 18, 2018**

A special meeting of the Valparaiso Plan Commission was held at 7:00 p.m. on Tuesday, October 18, 2018 in the Valparaiso City Hall Council Chambers. Bruce Berner presided.

Members present were: Diane Worstell, Jim Mooney, Trista Hudson, Christa Emerson, Matt Evans, Vic Ritter, Al Shields, Adam McAlpine, and Bruce Berner. Also present were Attorney Scott Bozik, Tyler Kent, citizens, and representatives of the press.

**OLD BUSINESS:**

**A18-001/RZ18-001** – A petition filed by Carol Himes c/o Todd A. Leeth, Hoepfner Wagner & Evans, LLP, 103 Lincolnway, Valparaiso, IN. The petitioner requests annexation of three parcels of property to the City of Valparaiso and rezoning of the parcels of property from Porter County R2, Medium Density Single Family Residential and RL, Residential Lake zoning to GR, General Residential. The properties in question are located East of Campbell Street, South of Spectacle Road and North of Andover Drive. Mr. Bruce Berner advised regardless of what this Board votes tonight this petition will go before the City Council Members. Mr. Tyler Kent thanked those that submitted letters and correspondence regarding this petition and noted that all items have been distributed to the both the Plan Commission Members and City Council Members for their review. Tyler Kent also read aloud a letter submitted from Carol Kilmer Himes regarding her and her sibling's desire to sell and develop their property. He also noted that a petition was received Mrs. Walker with 230 signatures against the annexation. Again, all items are distributed to Plan Commission and City Council Members. Tyler Kent also reviewed the current Zoning Map and Comprehensive Plan that outlined areas of expected growth. This is areas that were foreseen as growth areas, however, does not limit the City from considering other areas presented. In the future Land Use Plan, there is a lot of land to the North that is considered. As a place maker, these areas were zone Suburban Residential. The petitioner may request a different zoning and Valparaiso has a number of zoning districts. Buffer yards and design standards are all considered. When comparing to the County's current zoning the proposed development plan would fit.

**County R2**

11,000 square foot lots  
 Minimum lot width 80 feet  
 25-foot landscape buffer

**City GR (as proposed)**

11,000 square foot lots adjacent to Concord Meadows  
 10,000 square foot internal lots  
 100-foot lot width adjacent to Concord Meadows  
 75-foot lot width internal lots  
 25-foot landscape buffer and 5-foot berm (variance may be requested)  
 Sewer and water required

**City SR**

12,000 square foot lots  
 90-foot lot width  
 No buffer yard required

The County also offers an intensity bonus that allows for 8,000 square foot lot sizes and 60-foot lot width in exchange for a 25% greenspace dedication.

The Petitioner has agreed to an Annexation Agreement, which is a legal, binding, and enforceable document. This agreement states all lots on the southern property line adjacent to Concord Meadows will have lot sized of not less than 11,000 square feet and 100 feet wide. All other lots will be not less than 10,000 square feet. All dwellings will be single-family detached homes. Covenants and restrictions will be in place. Except for one lot, all driveways will connect to a new street. One lot will connect to Spectacle Drive.

The plan is a proposed plan at this point and will have many steps and may reviews before becoming more than a concept. The subdivision approval process includes Site Review, Public Hearing at Plan Commission, Secondary Plat approval at Plan Commission, Board of Zoning Appeals if variances are requested.

Tonight's request and the only thing being considered is a request for annexation with the General Residential Zoning. The concept plan is not being considered. It is simply a concept in order to give an idea of what the plan is for the requested Zoning.

Member of the public, Mr. Walt Breiting addressed the Board and stated that the trees on this property should not be cut down and this development should not be allowed.

President Berner noted that there is a Tree Ordinance in place that the petitioner will have to follow, and the petition has committed to only cutting what is necessary.

Comments from the Board Members:

Trista Hudson thanked the neighborhood organizers for the invitations to visit the area. She personally did not respond to personal invitations with neighbors for ethical reasons, however, notes that both sides of this petition have been heard and considered.

Bruce Berner stated that the neighbor's presentations were organized and polite and that is very appreciated. All issues are important, and all will be addressed again at either the County or City level. The Plan Commission is asked to give a recommendation (favorable or not favorable) on the zoning and the annexation only.

Christa Emerson stated she also did not respond to individual requests for ethical reasons. Ms. Emerson noted she lived at 3 Andover Drive for many years and is very familiar and aware of this proposed annexation property. She also had drainage issues and a retention pond was installed and it helped. When living there she enjoyed the woods, however, remembers thinking at the time that someday they too would be developed. She did walk the property and the road recently and her hope would be that the City does work toward improving the road. As the Park Department representative on the Plan Commission she is mindful of Rogers-Lakewood Park and the Chain of Lakes. She is also mindful of the law and what could be built there right now by County standards.

Diane Worstell stated she is not sure the County would improve the roadway but believes it will be considered more in the City. She thanked the neighbors for their organized and well thought out presentations. She also did not respond to private invitations as she felt is best not to not have private conversations.

Member of the public, Andrea Bunicki noted that at the last meeting President Berner stated that the time between meeting was when “we get to talk to each other”, therefore the personal invitations were sent to the Board Members to discuss the project. President Berner noted that yes, conversations took place between the City and the developer and some changes have already been made to the concept plan.

Matt Evans noted that he understands development and the homes we are all living in would not exist without it. To the petitioner he states he would like to see trees protected as much as possible and good landscape buffers. There are challenges to this property and the petitioner will have to work with the City and within the City standards to make things better with drainage. The City is reactive to issues. There are other roads in the City that are only 19-21 feet wide and they serve the area well. He also encourages the City to help connect this area to a pedestrian pathway.

Motion: Adam McAlpine made a motion to favorably recommend to City Council the annexation of three parcels of property to the City of Valparaiso and rezoning of the parcels of property from Porter County R2, Medium Density Single Family Residential and RL, Residential Lake zoning to GR, General Residential. The properties are located East of Campbell Street, South of Spectacle Road and North of Andover Drive. Jim Mooney seconded the motion.

Discussion on the motion:

Matt Evans noted that he looked at lot widths around the area and he is pleased to hear that the developer is committing to larger lot widths and square footage. Having the buffer zone is very good as well.

Diane Worstell asked if the issues raised at the last meeting from Attorney Hurley regarding the deed were addressed? Attorney Lowe noted that the Recorder’s office will review the documents and the City will look into it as well. He will advise the City Council and County Commissioner’s attorneys as well.

Trista Hudson noted she was concerned with many of the issues and appreciates the petitioner’s adjustments and the Annexation Agreement. She feels that this area will be given more attention if in the City as the County has a much greater area to deal with. She believes in the process and knows it helps.

Bruce Berner noted that the County could not deny a development proposal that meets their zoning requirements even if they wanted to.

Member of the public, Walt Breitinger stated that passage of this vote will cut down trees and that is a travesty. This Board should take more time to carefully evaluate. There has been too much rush in the project. He suggests this Board postpone or delay this motion. We need more soil and environmental studies. This should be delayed for a long time.

President Berner advised that this Board does not have the power to delay or deny an annexation request.

A roll call vote was taken and carried with 8 yes votes and one abstained vote (Shields).

**STAFF ITEMS:**

None.

**ADJOURNMENT:**

There being no further business, the October 18, 2018 Plan Commission meeting adjourned at 8:00 p.m.

---

Bruce Berner, President

---

Tyler Kent, Executive Secretary

PETITION #: SP18-007  
(staff use only)

FILED

OCT 12 2018

VALPARAISO PLAN COMMISSION  
PETITION FOR PUBLIC HEARING

*Sharon Emerson Schubert*  
Clerk/Treasurer

The undersigned applicant respectfully petitions the City of Valparaiso Plan Commission

(CHECK ALL THAT APPLY)

PUBLIC HEARING REQUIRED – See Items #8 and #9 in Application Checklist

- To rezone said property from the \_\_\_\_\_ zoning district to \_\_\_\_\_ zoning district
- To approve a Primary Plat
- To approve a Planned Unit Development (PUD)
- To approve a Major Planned Unit Development Amendment
- To annex property into the City of Valparaiso, Indiana – Checklist item #10
- To vacate alley

NO PUBLIC HEARING REQUIRED

- To approve a Minor Subdivision (Lot Split)
- To approve a Final Plat
- To approve a Plat Amendment
- Design/Architectural Approval in \_\_\_\_\_ Overlay District

Please provide the following information:

(print or type)	c/o Todd A. Leeth, Hoepfner Wagner & Evans LLP	
	103 E. Lincolnway	
<u>Von Tobel Corporation</u>	<u>Valparaiso, Indiana 46383</u>	<u>464-4961</u>
Owner of property	Address	Phone

_____	_____	_____
Contact person	Phone	Email

Applicant is (check one):  Sole Owner  Joint Owner  Tenant  Agent  Other

	c/o Todd A. Leeth	
	Hoepfner Wagner & Evans LLP	
<u>Von Tobel Corporation</u>	<u>103 E. Lincolnway, Valparaiso, Indiana 46383</u>	<u>464-4961</u>
Petitioner	Address	Phone

Address or description of location of property: 4900 N. Calumet Ave, East side of Calumet Avenue between Linda Road and Pennington PL Road

Parcel/Tax Duplicate Number 64-10-06-406-011.000-031

Subdivision (if Applicable) Hawthorne North Subdivision - Phase 2

This property is located on the East side of Calumet Avenue Street/Road

between (streets) Linda Road and Pennington PL

Last updated 12/10/15

R1-Low Density Single Family Residential (County)

Current Zoning of Property \_\_\_\_\_ Proposed Zoning of Property \_\_\_\_\_

Zoning of Adjacent Properties: North R1 (County) South SR-Suburban Residential (City)

East R1 (County) West \_\_\_\_\_ Other \_\_\_\_\_

Other information:

Dimensions of property: Frontage Irregular Depth Irregular

Property Area (sq. ft./acres) 12.94

Present use of property:

Single Family and vacant

Proposed use of property:

Single Family Residential Subdivision

Proposed Variances or Waivers (PUD or Subdivision Plats)

None known

Legal description for property: (Exhibit # \_\_\_\_\_)

See Attached Exhibit A

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso – Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.

PETITION FEES (CHECK ALL THAT APPLY)

<input type="checkbox"/> Rezoning:	\$150	
<input type="checkbox"/> Subdivision Primary Plat:	\$150 + \$10 per lot	<input type="checkbox"/> Lots X \$10 = <input type="text"/>
<input type="checkbox"/> Subdivision Amendment	\$100 + \$5 per lot	<input type="checkbox"/> Lots X \$5 = <input type="text"/>
<input type="checkbox"/> Planned Unit Development (PUD):	\$500 + \$10 per lot	<input type="checkbox"/> Lots X \$10 = <input type="text"/>
<input type="checkbox"/> Major PUD Amendment	\$250 + \$5 per lot	<input type="checkbox"/> Lots X \$5 = <input type="text"/>
<input type="checkbox"/> Minor Subdivision (Lot Split)	\$150	Per Lot Fee Previously Paid
<input checked="" type="checkbox"/> Subdivision Final Plat	\$100 + \$5 per lot	<input type="checkbox"/> Lots X \$5 = <input type="text"/>
<input type="checkbox"/> Minor PUD Amendment	\$150	
<input type="checkbox"/> Annexation:	\$500	
<input type="checkbox"/> Design/Architectural Approval	\$150	
<input type="checkbox"/> <input type="checkbox"/> Overlay District		
<input type="checkbox"/> Special Meeting Fee	\$1500	
<input type="checkbox"/> Text Amendment	\$250	
<input type="checkbox"/> Comprehensive Plan Amendment	\$250	
<input type="checkbox"/> Vacation	\$100	
TOTAL FEE	\$100.00	

Todd A. Leeth  
 Signature of owner/Petitioner

10/9/18  
 Date

Todd A. Leeth, Attorney for Petitioner  
 Printed name

Subscribed and sworn to before me this 9 day of October, 2018.

Kimberly S. Werner  
 Notary Public



My Commission Expires:  
 \_\_\_\_\_

**STAFF USE ONLY**

Date received: \_\_\_\_\_

Names and addresses of property owners within 300 feet provided

Plot Plan attached

Legal Description provided

Petition filled out completely

Date approved for public hearing: \_\_\_\_\_ Date of public hearing: \_\_\_\_\_

Date legal notice mailed: \_\_\_\_\_ Date to be published: \_\_\_\_\_

Date property owner notices mailed: \_\_\_\_\_

Additional information: \_\_\_\_\_

A parcel of land located in the Southeast Quarter of Section 6, Township 35 North, Range 5 West, Porter County, Indiana, more particularly described as follows:

Commencing at an iron pipe on the East line of said Section 6 which is 1204.5 feet North of the Southeast corner of said Southeast Quarter Section; thence South 89 degrees 22 minutes 03 seconds West parallel to the South line of said Southeast Quarter Section, a distance of 660.00 feet to the point of beginning; thence continuing South 89 degrees 22 minutes 03 seconds West ①, a distance of 589.38 to the Southeast corner of Lot 13 in Hawthorne North Subdivision – Phase 1 as per plat thereof, recorded in Plat File 57-C-3, in the Office of the Recorder of Porter County, Indiana; thence the following six courses along the North and East lines of said Phase 1:

1. North 00 degrees 37 minutes 57 seconds West, a distance of 193.50 feet;
2. thence South 89 degrees 22 minutes 03 seconds West, a distance of 112.27 feet;
3. thence North 00 degrees 37 minutes 57 seconds West, a distance of 147.42 feet;
4. thence South 89 degrees 22 minutes 03 seconds West, a distance of 180.00 feet;
5. thence North 00 degrees 37 minutes 57 seconds West, a distance of 207.42 feet;
6. thence South 89 degrees 22 minutes 03 seconds West, a distance of 94.74 feet;

thence North 00 degrees 37 minutes 57 seconds West, a distance of 140.00 feet; thence North 89 degrees 22 minutes 03 seconds East, a distance of 135.00 feet; thence North 00 degrees 37 minutes 57 seconds West, a distance of 24.82 feet; thence N 89 degrees 23 minutes 44 seconds East, a distance of 193.50 to the Southwest corner of Sunny Lane Subdivision 4<sup>th</sup> Addition, as per plat thereof, recorded in Plat File 13-E-5A in the Office of the Recorder of Porter County, Indiana; thence North 89 degrees 28 minutes 33 seconds East ② along the South line of said Sunny Lane 4<sup>th</sup> Addition and Sunny Lane Subdivision 2<sup>nd</sup> Addition, as per plat thereof, recorded in Plat File 12-C-1, in the Office of the Recorder of Porter County, Indiana, a distance of 678.56 feet; thence South 00 degrees 34 minutes 43 seconds East along said East line, a distance of 193.44 feet; thence South 89 degrees 22 minutes 03 seconds West, a distance of 30.00 feet; thence South 00 degrees 34 minutes 43 seconds East, a distance of 518.34 feet to the point of beginning.

① South 89 degrees 57 minutes 30 seconds West (DEEDED)

② North 89 degrees 54 minutes 30 seconds West (PLATTED)

# Secondary Plat of Hawthorne North Subdivision - Phase 2

City of Valparaiso, Porter County, Porter Township, Indiana

**Property Address**

4900 North Calumet Avenue, Valparaiso, Indiana 46385

**Parent Parcel Legal Description (also being a part of Lots 1, 2, & 11 in Flintville)**

**Parcel 1 (Parcel #64-10-06-406-007-000-003)**

A parcel of land in the Northwest Quarter of the Southeast Quarter of Section 6, Township 35 North, Range 5 West, in Porter County, Indiana, described as follows:

Commencing at the Southeast Corner of Lot 17 in Sunny Lane Subdivision; thence West along the South line of said Sunny Lane Subdivision, 720 feet to the East right-of-way line of State Road No. 49; thence Southerly along said East right-of-way line, 200 feet to the TRUE POINT OF BEGINNING for said parcel; thence continuing Southerly along said East right-of-way line of State Road No. 49, 210 feet; thence East 414.86 feet; thence Northerly 210 feet; thence West 414.86 feet to the TRUE POINT OF BEGINNING; subject to all legal highways.

**Parcel 2 (Parcel #64-10-06-406-009-000-003)**

A parcel of land located in the Southeast Quarter of Section 6, Township 35 North, Range 5 West, Porter County, Indiana, more particularly described as follows:

Commencing at an iron pipe on the East line of said Section 6 which is 1204.5 feet North of the Southeast corner of said Southeast Quarter Section; thence South 89 degrees 57 minutes 30 seconds West parallel to the South line of said Southeast Quarter Section 660.00 feet to the TRUE POINT OF BEGINNING for said parcel; thence continuing South 89 degrees 57 minutes 30 seconds West 1105.50 feet; thence South 00 degrees 00 minutes 00 seconds West 7.00 feet; thence South 89 degrees 57 minutes 30 seconds West 311.45 feet; thence North 05 degrees 43 minutes 00 seconds East 330.00 feet; thence South 89 degrees 57 minutes 30 seconds West 79.9 feet to an iron pipe which is 30.0 feet East by rectangular measurement from the centerline of State Road 49 (said point being on the East right-of-way line of State Road #49); thence Northeasterly along said East right-of-way line 925 feet, more or less, to an iron pipe; thence South 89 degrees 54 minutes 10 seconds East 648.56 feet; thence South 00 degrees 01 minutes 30 seconds East 528.38 feet; thence South 89 degrees 54 minutes 30 seconds East 648.56 feet; thence South 00 degrees 00 minutes 00 seconds West 712.03 feet to the TRUE POINT OF BEGINNING for said parcel. Containing 32.5 acres and subject to all legal highways and easements.

EXCEPTING THEREFROM, a parcel of land in the Northwest 1/4 of the Southeast 1/4 of Section 6, Township 35 North, Range 5 West, in Porter County, Indiana, described as follows:

Commencing at the Southeast Corner of Lot 17 in Sunny Lane Subdivision; thence West along the South line of said Sunny Lane Subdivision, 720 feet to the East right-of-way line of State Road No. 49; thence Southerly along said East right-of-way line, 200 feet to the TRUE POINT OF BEGINNING for said parcel; thence continuing Southerly along said East right-of-way line of State Road No. 49, 210 feet; thence East 414.86 feet; thence Northerly 210 feet; thence West 414.86 feet to the TRUE POINT OF BEGINNING; subject to all legal highways.

**Parcel 3 (Parcel #64-10-06-406-008-000-003)**

A parcel of land located in the Southeast Quarter of Section 6, Township 35 North, Range 5 West of the Second Principal Meridian in Center Township, Porter County, Indiana, being more particularly described as follows:

Commencing at an iron pipe on the East line of said Section 6 which is 1204.5 feet North of the Southeast corner of said Southeast Quarter; thence South 89 degrees 57 minutes 30 seconds West parallel to the South line of said Southeast Quarter, a distance of 1765.50 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 7.00 feet; thence South 89 degrees 57 minutes 30 seconds West parallel with said South line, a distance of 330.00 feet; thence South line, a distance of 311.45 feet to the POINT OF BEGINNING; thence North 05 degrees 43 minutes 00 seconds East, a distance of 330.00 feet; thence South 89 degrees 57 minutes 30 seconds West parallel with said South line, a distance of 79.9 feet to an iron pipe which is 30.0 feet by rectangular measurement from the centerline of State Road No. 49 (said point being on the East right-of-way line of State Road No. 49); thence rectangular measurement from the centerline of State Road No. 49 (said point being on the East right-of-way line of State Road No. 49); thence Southwesterly along said right-of-way on a chord bearing of South 18 degrees 58 minutes 57 seconds West, a distance of 347.30 feet, more or less, to an iron pipe being 30.0 feet East of the centerline of said State Road No. 49 by rectangular measurement; thence North 89 degrees 57 minutes 30 seconds East parallel with said South line, a distance of 160.00 feet to the POINT OF BEGINNING. Containing 0.9 acres, more or less.

**Parcel 4 (Parcel for Lynn Lane Extension)**

The West 32.00 feet of the North 196.00 feet of the following described parcel: The East 660.00 feet of the North 712.03 feet of the South 1916.53 feet of the East Half of the Southeast Quarter of Section 6, Township 35 North, Range 5 West of the Second Principal Meridian.

**Phase 2 Legal Description**

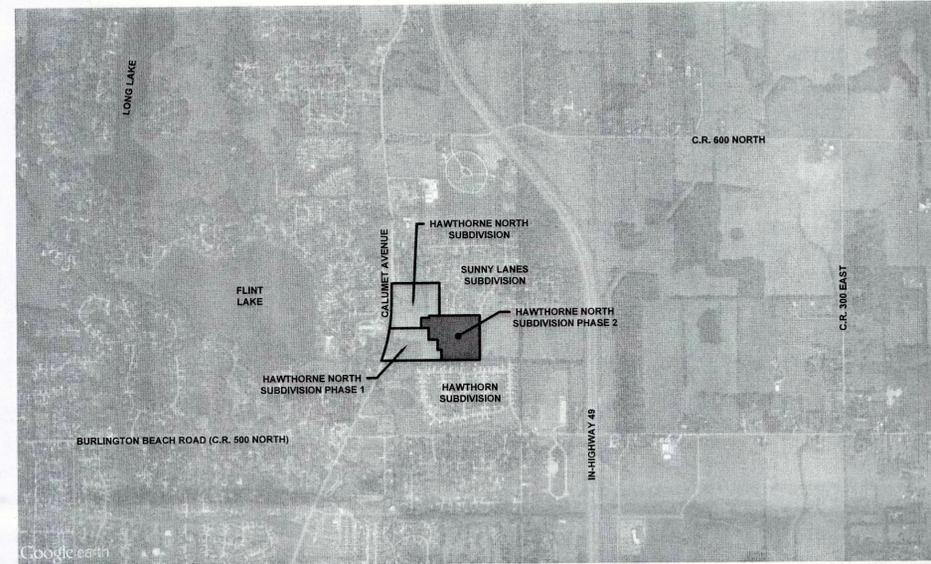
A parcel of land located in the Southeast Quarter of Section 6, Township 35 North, Range 5 West, Porter County, Indiana, more particularly described as follows:

Commencing at an iron pipe on the East line of said Section 6 which is 1204.5 feet North of the Southeast corner of said Southeast Quarter Section; thence South 89 degrees 22 minutes 03 seconds West parallel to the South line of said Southeast Quarter Section, a distance of 660.00 feet to the point of beginning; thence continuing South 89 degrees 22 minutes 03 seconds West, a distance of 589.38 to the Southeast corner of Lot 13 in Hawthorne North Subdivision - Phase 1 as per plat thereof, recorded in Plat File 57-C-3, in the Office of the Recorder of Porter County, Indiana; thence the following six courses along the North and East lines of said Phase 1:

1. North 00 degrees 37 minutes 57 seconds West, a distance of 193.50 feet;
2. thence South 89 degrees 22 minutes 03 seconds West, a distance of 112.27 feet;
3. thence North 00 degrees 37 minutes 57 seconds West, a distance of 147.42 feet;
4. thence South 89 degrees 22 minutes 03 seconds West, a distance of 180.00 feet;
5. thence North 00 degrees 37 minutes 57 seconds West, a distance of 207.42 feet;
6. thence South 89 degrees 22 minutes 03 seconds West, a distance of 94.74 feet;

thence North 00 degrees 37 minutes 57 seconds West, a distance of 140.00 feet; thence North 89 degrees 22 minutes 03 seconds East, a distance of 135.00 feet; thence North 00 degrees 37 minutes 57 seconds West, a distance of 24.82 feet; thence N 89 degrees 23 minutes 44 seconds East, a distance of 193.50 to the Southwest corner of Sunny Lane Subdivision 4th Addition, as per plat thereof, recorded in Plat File 13-E-5A in the Office of the Recorder of Porter County, Indiana; thence North 89 degrees 28 minutes 33 seconds East, a distance of 13-E-5A in the Office of the Recorder of Porter County, Indiana; thence North 89 degrees 28 minutes 33 seconds East, a distance of 878.56 feet; thence South 00 degrees 34 minutes 43 seconds East along said East line, a distance of 193.44 feet; thence South 89 degrees 22 minutes 03 seconds West, a distance of 30.00 feet; thence South 00 degrees 34 minutes 43 seconds East, a distance of 518.34 feet to the point of beginning, containing 12.94 acres, more or less, all in Porter County, Indiana.

- ① South 89 degrees 57 minutes 30 seconds West (DEEDED)
- ② North 89 degrees 54 minutes 30 seconds West (PLATTED)



Project Vicinity Map - Section 6 - 35 - 5

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

*Douglas F. Homeier*  
Douglas F. Homeier

**Plan Commission Certificate**

Under authority provided by Indiana Code 36-7-4, et seq., enacted by the general assembly of the State of Indiana and Ordinance adopted by the Common Council of the City of Valparaiso, this plat was given approval by the City as follows:

Approved by the Valparaiso Plan Commission at a regular meeting held on \_\_\_\_\_, 2018.

President \_\_\_\_\_

Executive Director \_\_\_\_\_

**Surveyor's Certification**

I, Douglas F. Homeier, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana, and that to the best of my knowledge, this plat conforms to the requirements of the City of Valparaiso Unified Development Ordinance, and the Standards Manual; that the markers and monuments shown on the plat actually exist; and that their location, size, type and material are accurately shown.

Given under my hand and seal this 10th day of October, 2018

*Douglas F. Homeier*  
Douglas F. Homeier, Registered Land Surveyor #20300033



**Deed of Dedication**

We, the undersigned, Van Tobel Corporation, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided said real estate in accordance with the attached plat. The subdivision shall be known and designated as Hawthorne North Subdivision - Phase 2. All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public. There are strips of ground of various widths shown on this plat and labeled as easements for various purposes. Utility easements are reserved for the use of public utilities for the installation of mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. Drainage easements are reserved for the use of the city, homeowners, and/or the property owner's association to provide for the construction, maintenance, and operation of drainage conduits, swales, channels, overflows, detention basins, or other runoff management facilities. No permanent or other structures are to be erected or maintained upon said easements. Owners of lots in this subdivision shall take their titles subject to the rights of the public utilities and to the rights of the owners of other lots in this subdivision.

Witness my Hand and Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Van Tobel Corporation  
Ken Pylipow  
President/CEO

State of Indiana } SS  
County of Porter }

Before me, a Notary Public, in and for the said County and State, personally appeared Ken Pylipow and acknowledged the execution of the foregoing as their voluntary act and deed

This \_\_\_\_\_ day of \_\_\_\_\_, 2018 My Commission Expires: \_\_\_\_\_

Notary Public \_\_\_\_\_ Printed Name \_\_\_\_\_

**Board of Public Works and Safety Certification**

This plat was examined by the Board of Public Works and Safety of the City of Valparaiso for compliance with the Standards Manual, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018

- \_\_\_\_\_, Jon Costas, Mayor
- \_\_\_\_\_, Bill Oeding, Member
- \_\_\_\_\_, Matt Murphy, Member

ATTEST: \_\_\_\_\_ Sharon Swihart, Clerk-Treasurer

Declaration of Covenants and Restrictions for Hawthorne North Subdivision  
per Document No.: 2017-024583

PROJECT NUMBER: V0500-5-16-00239.02 FINAL DATE: OCTOBER 10, 2018

**McMAHON**  
ENGINEERS ARCHITECTS  
952 South State Road 2  
Valparaiso, Indiana 46385  
Tel: (219) 462-7743 Fax: (219) 464-8248  
mcm@mcmgrp-in.com

**Engineer / Surveyor**

McMahon Associates, Inc.  
952 South State Road 2  
Valparaiso, Indiana 46385  
mcm@mcmgrp-in.com  
Tel: (219) 462-7743

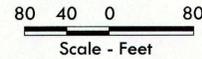
**Owner / Developer**

Von Tobel Corporation  
P.O. Box 150  
256 S. Washington Street  
Valparaiso, Indiana 46384  
kenp@vontobels.com  
Tel: (219) 462-6184





# Secondary Plat of Hawthorne North Subdivision - Phase 2



Scale - Feet

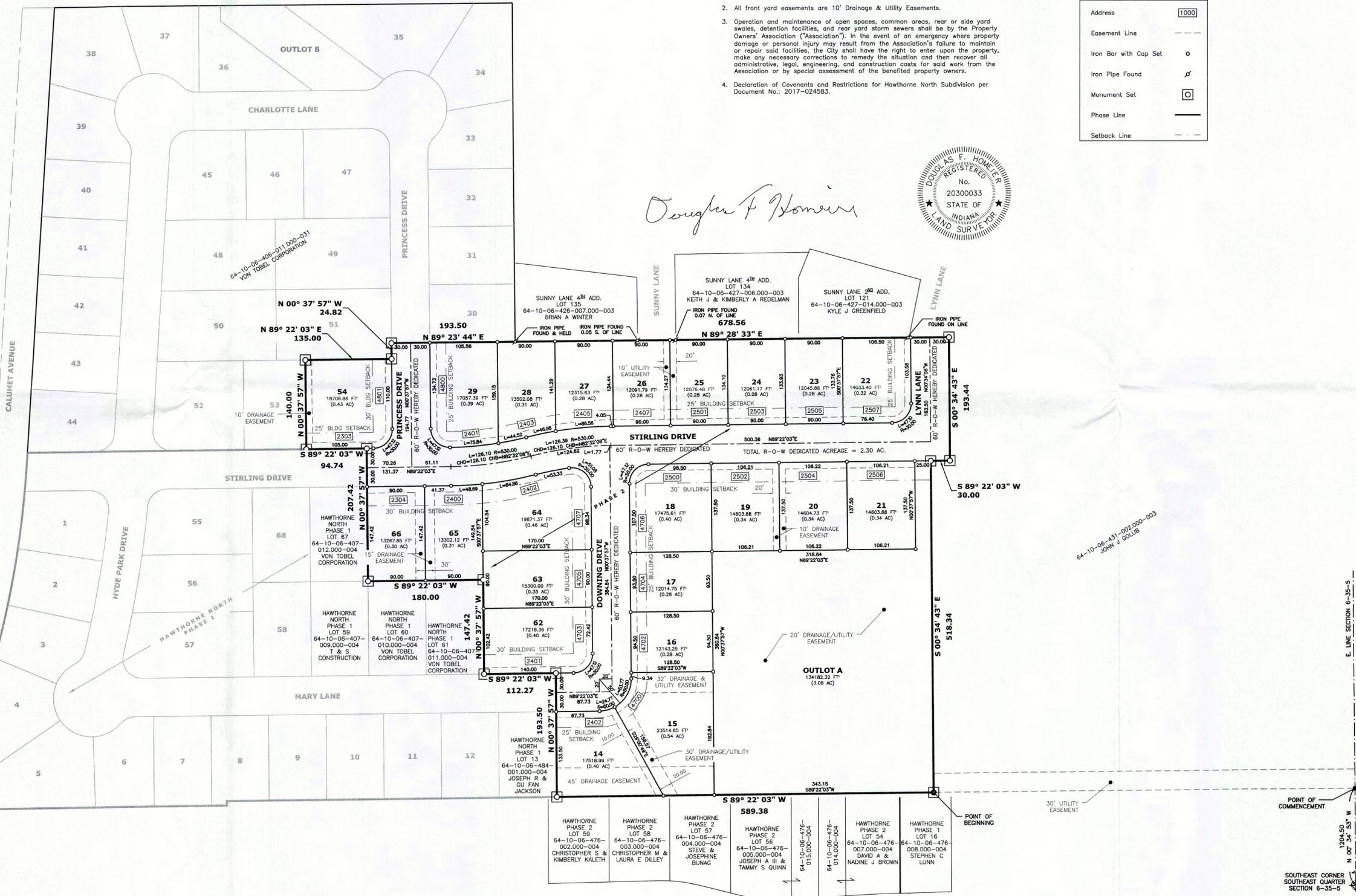
### General Notes

- Phase 2 site area = 12.94± Acres
- All front yard easements are 10' Drainage & Utility Easements.
- Operation and maintenance of open spaces, common areas, rear or side yard swales, detention facilities, and rear yard storm sewers shall be by the Property Owners' Association ("Association"). In the event of an emergency where property damage or personal injury may result from the Association's failure to maintain or repair said facilities, the City shall have the right to enter upon the property, make any necessary corrections to remedy the situation and then recover all administrative, legal, engineering, and construction costs for said work from the Association or by special assessment of the benefited property owners.
- Declaration of Covenants and Restrictions for Hawthorne North Subdivision per Document No.: 2017-024563.

Secondary Plat Legend	
Address	1000
Easement Line	---
Iron Bar with Cap Set	o
Iron Pipe Found	∩
Monument Set	□
Phase Line	---
Setback Line	---

**McMAHON**  
ENGINEERS ARCHITECTS  
1000 South State Street  
Valparaiso, Indiana 46385  
Tel: (219) 462-7743 Fax: (219) 464-9248  
mcm@mcmgrp-in.com

McMAHON provides this service as an agent for the State of Indiana. The client and/or owner shall be responsible for the accuracy of the information provided herein. The client and/or owner shall be responsible for the accuracy of the information provided herein. The client and/or owner shall be responsible for the accuracy of the information provided herein.



NO.	DATE	REVISION

Hawthorne North Subdivision  
City of Valparaiso, Porter County, Indiana  
Hawthorne North Subdivision Phase 2 - Secondary Plat

DESIGNED DFH	DRAWN KMC
PROJECT NO. V0500-5-16-00239	
DATE 10/02/2017	
SHEET NO. SP	



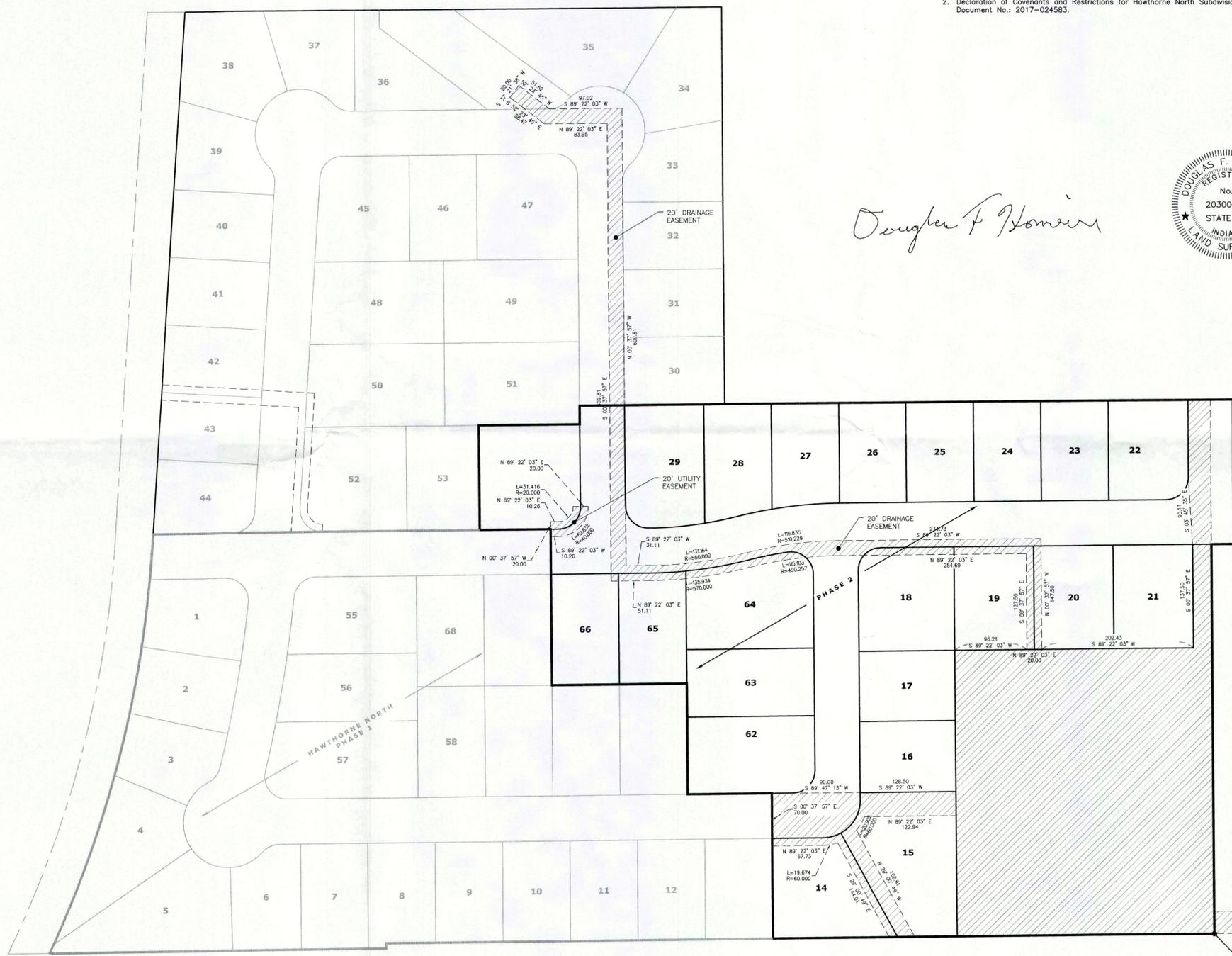
Secondary Plat of  
Hawthorne North Subdivision – Phase 2

80 40 0 80  
Scale - Feet

General Notes

- Easements shown on this page reflect easements that were dedicated as part of the recording process of Hawthorne North Phase 1, as per plat thereof, recorded in Plat File 57-C-3, in the Office of the Recorder of Porter County, Indiana.
- Declaration of Covenants and Restrictions for Hawthorne North Subdivision per Document No.: 2017-024583.

Secondary Plat Legend	
Address	1000
Easement Line	---
Iron Bar with Cap Set	o
Monument Set	□
Phase Line	---
Setback Line	---



*Douglas F. Homeier*



**McMAHON**  
ENGINEERS ARCHITECTS  
652 South States Road 2  
Valparaiso, Indiana 46385  
Tel: (219) 462-7743 Fax: (219) 464-8248  
mcm@mcmgrp-in.com

McMAHON provides this plat as a representation of the information provided to it by the client and/or other sources. The client and/or other sources are responsible for the accuracy of the information provided. McMAHON does not warrant the accuracy of the information provided. The client and/or other sources are responsible for the accuracy of the information provided. The client and/or other sources are responsible for the accuracy of the information provided.

NO.	DATE	REVISION

Hawthorne North Subdivision  
City of Valparaiso, Porter County, Indiana  
Hawthorne North Subdivision Phase 2 – Secondary Plat

DESIGNED	DFH	DRAWN	KMC
PROJECT NO.	V0500-5-16-00239		
DATE	10/02/2017		
SHEET NO.	SP		