

## MEETING AGENDA

**Valparaiso Plan Commission**  
**Tuesday, September 8th, 2020, 5:30 PM**  
**Banta Center, 605 Beech St**

1. Pledge of Allegiance
2. Roll Call

Introduction of New Plan Commission Member – TJ Edwards

3. Adoption of the August 11, 2020 Meeting Minutes
4. Old Business
5. New Business

**A20-001/RZ20-001** – A petition filed by Bharat and Kanak Pithadia c/o Todd A. Leeth, Hoepfner, Wagner & Evans LLP, 103 E. 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 A1, General Agriculture in Porter County and the petitioner requests to zone the property as INL, Light Industrial in the City of Valparaiso. The property in questions is located North of Division Rd, East of Sturdy Rd, South of Arrow Leaf Ln and West of State Route 49/Aldi Distribution Center.

6. Staff Items

7. Adjournment

Matt Evans, President – Valparaiso Plan Commission  
Beth Shrader, Planning Director  
**Next Meeting:** October 13<sup>th</sup>, 2020

*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](mailto:bshrader@valpo.us) or (219) 462-1161. \*\*

# FILLED

PETITION # A20-001  
(staff use only)

JUN 08 2020

## VALPARAISO PLAN COMMISSION PETITION FOR PUBLIC HEARING

*Chouhury*  
CK# 102150  
DA# 50581  
388

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
- To appeal the decision of the Plat Committee

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: c/o Todd A. Leeth  
 (print or type) Hoepfner Wagner & Evans LLP  
 Bharat K. Pithadia and 103 E. Lincolnway  
 Kanak B. Pithadia Valparaiso, Indiana 46383 464-4961  
 Owner of property Address Phone

Todd A. Leeth 219-464-4961 tleeth@hwelaw.com  
 Contact person Phone Email

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

Same as Owner  
 Petitioner Address Phone

Address or description of location of property: Division Road at the intersection of Division Road and Sturdy Road, Valparaiso, Indiana

Parcel/Tax Duplicate Number 64-10-31-454-016.000-003

Subdivision (if Applicable) \_\_\_\_\_

This property is located on the North side of Division Street/Road

between (streets) State Road 49 and Sturdy Road

General Agriculture (A1) - County

Current Zoning of Property \_\_\_\_\_ Proposed Zoning of Property Light Industrial (INL)

Zoning of Adjacent Properties: North South County R1 - Low Density Single-Family Residential District -

R1 - Low Density Single-Family Residential District - County

East West Other

I2- General Industrial- County

R1 - Low Density Single-Family Residential District - County

Other information:

Dimensions of property: Frontage 1079.72 +/- Depth 578.78 +/-

Property Area (sq. ft./acres) 14.34 A

Present use of property:

Farm land

Proposed use of property:

Unknown

Proposed Variances or Waivers (PUD or Subdivision Plats)

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

See Attached


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)

Rezoning: \$150  
 Subdivision Primary Plat: \$150 + \$10 per lot \_\_\_\_\_ Lots X \$10 = \_\_\_\_\_  
 Subdivision Amendment \$100 + \$5 per lot \_\_\_\_\_ Lots X \$5 = \_\_\_\_\_  
 Planned Unit Development (PUD): \$500 + \$10 per lot \_\_\_\_\_ Lots X \$10 = \_\_\_\_\_  
 Major PUD Amendment \$250 + \$5 per lot \_\_\_\_\_ Lots X \$5 = \_\_\_\_\_  
 Minor Subdivision (Lot Split) \$150  
 Subdivision Final Plat \$100 + \$5 per lot \_\_\_\_\_ Lots X \$5 = \_\_\_\_\_  
 Minor PUD Amendment \$150  
 Annexation: \$500 + Cost of Fiscal Plan\*\*\*  
 Design/Architectural Approval \_\_\_\_\_  
 \_\_\_\_\_ Overlay District \_\_\_\_\_  
 Special Meeting Fee \$1500  
 Text Amendment \$250  
 Comprehensive Plan Amendment \$250  
 Vacation \$100  
 Plat Committee Appeal \$200

TOTAL FEE \$500.00

\*\*\*The Plan Commission requires that all fiscal plans be prepared by a municipal advisor firm approved by the Planning Department. The applicant is solely responsible for the cost of the preparation of the fiscal plan. The fiscal plan must be submitted together with the applicant's petition for public hearing. The fiscal plan must comply with the requirements of Ind. Code § 36-4-3-13(d). \*\*\*

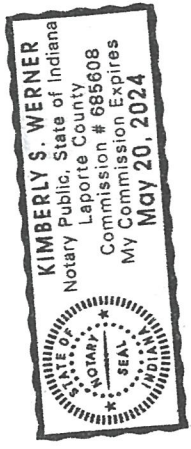
  
 Signature of owner/Petitioner \_\_\_\_\_ Date 6/1/2020

Todd A. Leeth, Attorney for Owner/Petitioner \_\_\_\_\_  
 Printed name

Subscribed and sworn to before me this 1st day of June, 2020.

Notary Public \_\_\_\_\_

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



Legal Description

Bharat K. Pithadia and Kanak B. Pithadia

A parcel of land in the Southeast  $\frac{1}{4}$  of Section 31, Township 35 North, Range 5 West of the Second Principal Meridian, in Center Township, Porter County, Indiana described as follows: Beginning at the Southwest corner of said Southeast  $\frac{1}{4}$ ; thence North 00 degrees 06 minutes 45 seconds West along the West line of said Southeast  $\frac{1}{4}$ , 578.78 feet to a point that is 2073.00 feet South of the Northwest corner of said Southeast  $\frac{1}{4}$ ; thence South 89 degrees 48 minutes 17 seconds East, parallel to the North line of said Southeast  $\frac{1}{4}$  1079.72 feet; thence South 00 degrees 06 minutes 45 seconds East parallel to said West line, 578.72 feet to the South line of said Southeast  $\frac{1}{4}$ ; thence North 89 degrees 48 minutes 29 seconds West along said South line, 1079.72 feet of the Point of Beginning.

Thomas McHugh  
3459 Badger Ct  
Valparaiso IN 46383

Shawn Mallonee  
2100 Arrow Leaf Ln  
Valparaiso IN 46383

Scott W & Danae M Hezlep  
2204 Arrow Leaf Ln  
Valparaiso IN 46383

Timothy Dillon

2001 Arrow Leaf Ln  
Valparaiso IN 46383

Mark J & Beth A Scaglione Sewell  
2208 Arrow Leaf Ln  
Valparaiso IN 46383

Cody W & Veronica BA McKay  
233 W 700 S  
Hebron IN 46341

Larry W Shotwell

2106 Arrow Leaf Ln  
Valparaiso IN 46383

James Ryan & Jamie Lynn Gasvoda  
2000 Arrow Leaf Ln  
Valparaiso IN 46383

William C & Rebecca L B Klein  
2200 Arrow Leaf Ln  
Valparaiso IN 46383

Aldi (Indiana) Lp

PO Box 460049

c/o Ryan Tax Services Dept 501  
Houston TX 77056

Stephen LP & Ramona J Catherman  
2102 Arrow Leaf Ln  
Valparaiso IN 46383

Edward J & Abigail M Gonzalez  
2203 Arrow Leaf Ln  
Valparaiso IN 46383

Paul & Ardell S Bauer

188 E Division Rd  
Valparaiso IN 46383

Jody M Ordonez &  
Judy Byers M/TT  
3454 Badger Ct  
Valparaiso IN 46383

James & Dianna Lee  
3455 Badger Ct  
Valparaiso IN 46383

Division49 LLC

8900 Wicker Ave

Saint John IN 46373

Charles L & Kathryn A Vanderstelt  
2002 Arrow Leaf Ln  
Valparaiso IN 46383

Eric G Davidson &  
Joann E Marinkovi  
2206 Arrow Leaf Ln  
Valparaiso IN 46383

Jason A & Amanda McLamb

3455 Mockingbird Ln

Valparaiso IN 46383

Marsha Lynn Jance  
3457 Badger Ct  
Valparaiso IN 46383

Douglas & Jeanene S Reeves  
663 E 150 S  
Valparaiso IN 46383

Thomas E & Patricia A McNabb

2104 Arrow Leaf Ln

Valparaiso IN 46383

Church Bishop Of The Diocese Of Gar  
PO Box 1475  
Valparaiso IN 46384

Jay R & Julie M Walker

2202 Arrow Leaf Ln

Valparaiso IN 46383

ANNEXATION PETITION

BHARAT K. PITHADIA AND KANAK B. PITHADIA

\*\*\*\*\*

**Names of Property Owners:**

Bharat K. Pithadia and Kanak B. Pithadia, husband and wife  
502 Fordwick LN  
Valparaiso, Indiana 46383

**Property Record Card:**

See attached Property Card

**Assessed Valuations:**

See attached Property Record Card

**Estimate of Value of Development:**

Unknown

**Development Plan:**

None

**Legal Description:**

See Attached

**Proof of Contiguity**

See Attached

**Map showing geographic representation of area to be annexed:**

See Attached





Enter Map Title...

Web Print: 06/01/2020

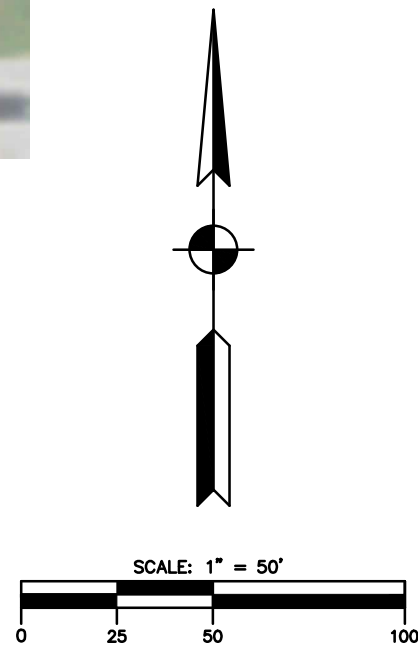


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



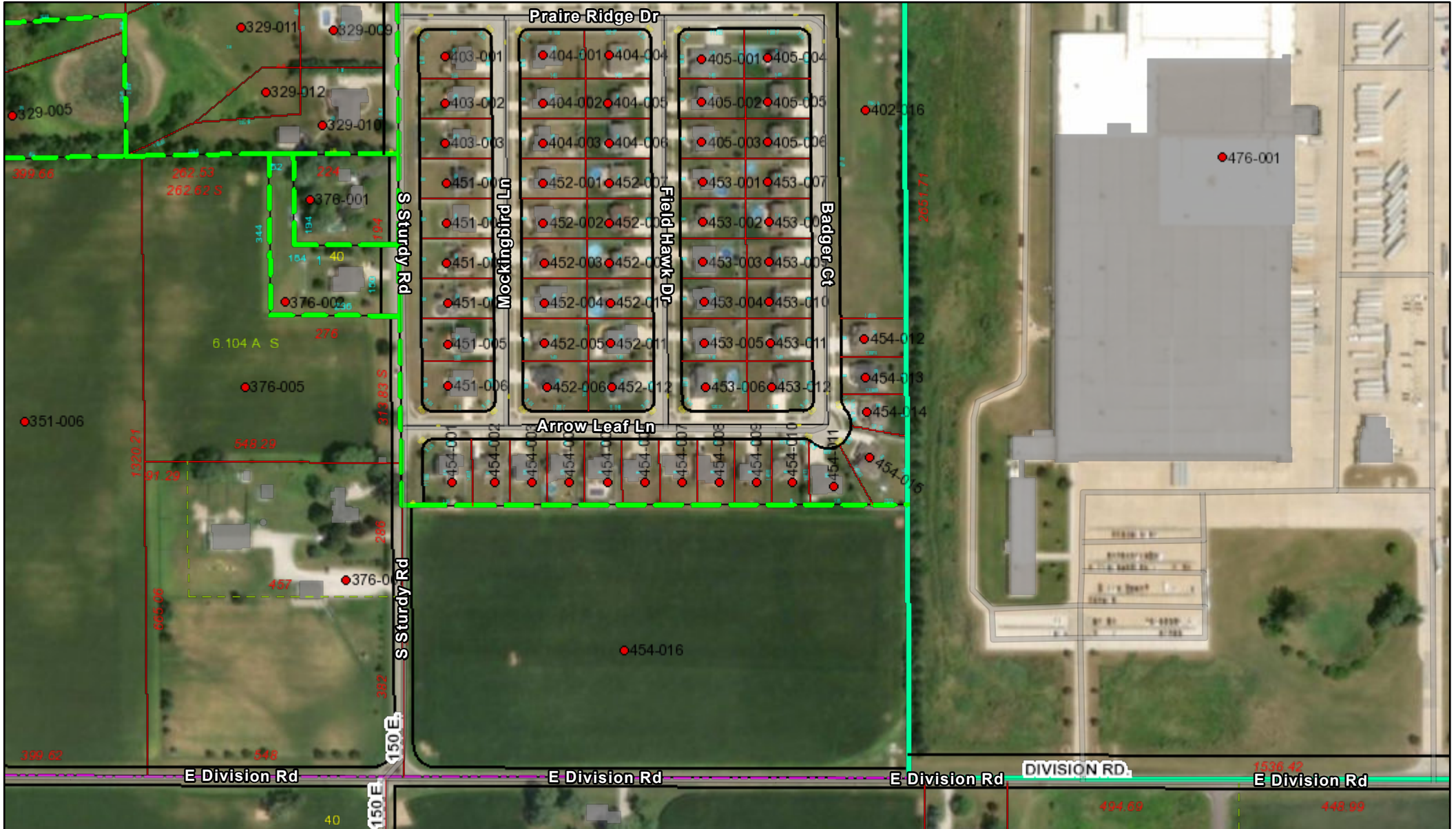
©2020 Sidwell. All rights reserved.





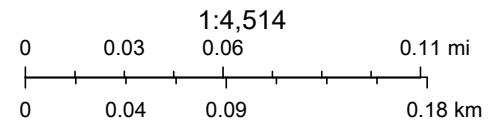


# ArcGIS Web Map



8/7/2020, 1:29:21 PM

- |                       |                           |                |                |               |                       |
|-----------------------|---------------------------|----------------|----------------|---------------|-----------------------|
| ★ Polling Places      | — Highways                | ■ Buildings    | Carto Lines    | — Indian Line | — Pol Twp Line        |
| □ County Parks        | — County Roads            | Parcel Number  | — Corp Line    | — Lot Line    | — Railroad Centerline |
| — Calumet Trail       | — Minor Roads - County    | ● Centroid     | — County Line  | — Misc Line   | — Railroad ROW        |
| □ Porter County Bndry | — Minor Roads - Municipal | ● Non Centroid | — Geo Twp Line | — Parcel Line | — Road Centerline     |



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Porter County GIS, Porter County Auditor's Office, Porter County GIS, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User

Porter County GIS