

MEETING AGENDA

Valparaiso Plan Commission

Tuesday, December 8th, 2020, 5:30 PM

Valparaiso City Hall, 166 Lincolnway

1. Pledge of Allegiance
2. Roll Call
3. Adoption of the October 26, 2020 & November 10, 2020 Meeting Minutes
4. Old Business

PUDA20-001/SP20-003 – A petition filed by, filed by The Brooks Land LLC, c/o Todd A. Leeth, Hoepfner Wagner & Evans LLP, 103 E. Lincolnway. The petitioner is requesting approval of an Alternate Plan and simultaneous approvals of the Preliminary and Secondary Development Plans. The property is located North of Manchester Dr./Hampstead Ct, East of Winter Park Dr., West of Windsor Tr and South of Ransom Rd, known as “The Brooks at Vale Park”.

5. New Business

PUD20-002 – A petition filed by Seefried Industrial Properties, Inc. c/o Todd Leeth, Hoepfner Wagner & Evans LLP, 103 E. Lincolnway. The petitioner is requesting approval of a Secondary Development Plan Amendment. The property is located at 2200 Memorial Parkway in the Lakes of Valparaiso PUD.

6. Staff Items
7. Adjournment

Matt Evans, President – Valparaiso Plan Commission

Beth Shrader, Planning Director

Next Meeting: January 12th, 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. **

Our City...Our Values

Honestly Accountable Surprisingly Responsive Boldly Proactive Creatively Frugal Respectfully Compassionate

Petitioner Requests Suspension of the Rules

FILED

PETITION #: _____
(staff use only)

NOV 13 2020

VALPARAISO PLAN COMMISSION PETITION FOR PUBLIC HEARING

[Handwritten Signature]

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

☒ Amendment to Secondary Development Plan

- ____ 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)

See Attached Exhibit A		
Owner of property	Address	Phone
Contact person	Phone	Email
Applicant is (check one): ☐ Sole Owner ☐ Joint Owner ☐ Tenant ☐ Agent ☒ Other		
Todd A. Leeth Hoeppner Wagner & Evans LLP 103 E. Lincolnway Valparaiso, Indiana 46383		
Seefried Industrial Properties, Inc.		219-464-4961
Petitioner	Address	Phone

Address or description of location of property: 2200 Memorial Parkway, Valparaiso

Parcel/Tax Duplicate Number 64-10-17-252-001.000-029; 64-10-17-251-007.000-029; 64-10-17-251-006.000-029

Subdivision (if Applicable) Lakes of Valparaiso PUD BUiness Park Area Phase 2

This property is located on the East side of Memorial Parkway Street/Road

between (streets) 400 North and Evans Avenue

Residential, General (GR)

Current Zoning of Property _____ Proposed Zoning of Property _____

Rural Residential (RR) - County

Zoning of Adjacent Properties: North _____ South Residential, General (GR)

East _____ West _____ Other _____

Rural Residential (RR) - County

Residential, General (GR)

Other information:

Dimensions of property: Frontage Irregular Depth _____

Property Area (sq. ft./acres) 21.597 acres +/-

Present use of property:

Commercial Building - vacant

Proposed use of property:

Delivery Station

Proposed Variances or Waivers (PUD or Subdivision Plats)

Legal description for property: (Exhibit # _____)

See Attached Legal Description

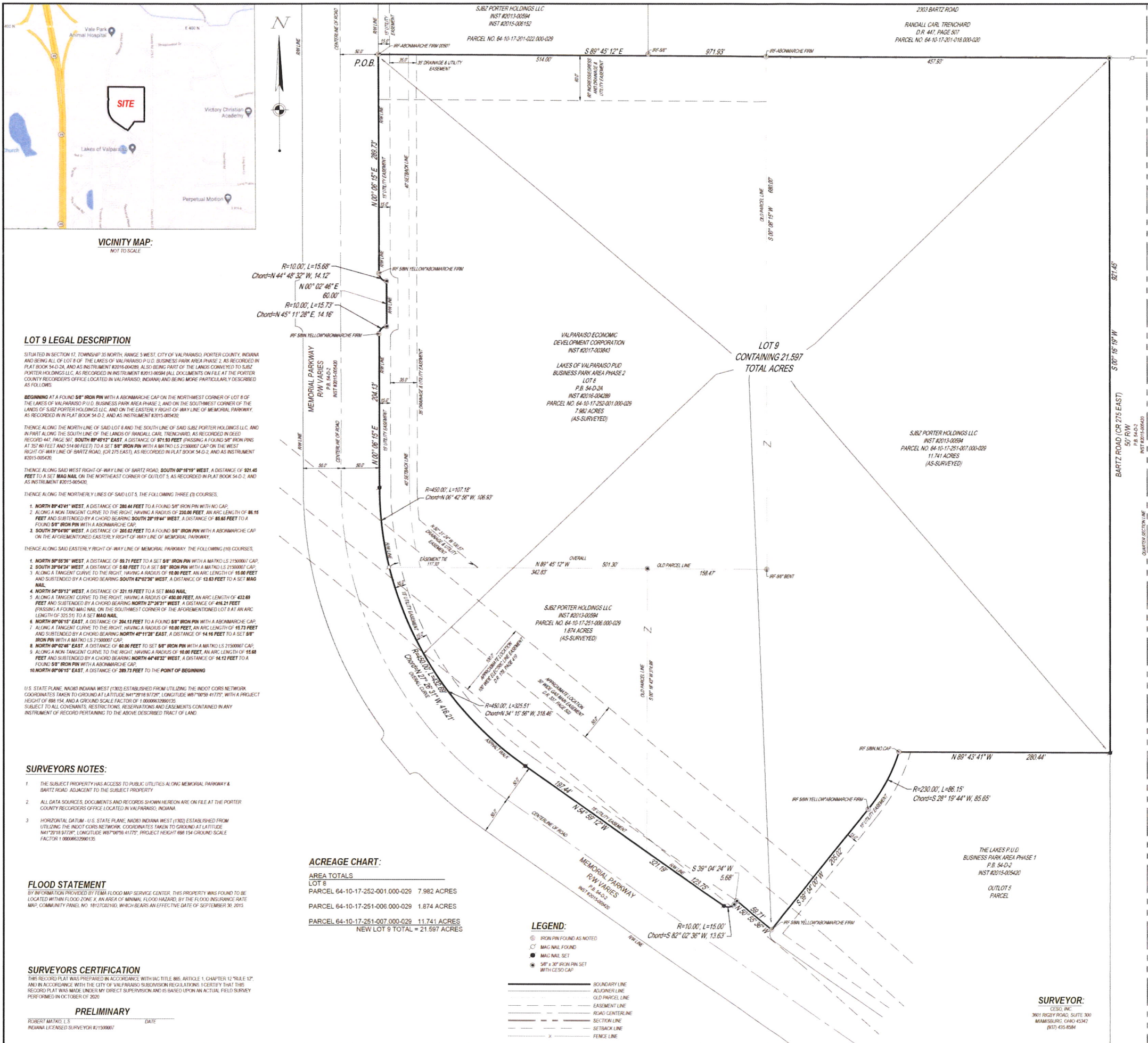
ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso – Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced 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.

Exhibit B
LOT 9 LEGAL DESCRIPTION

SITUATED IN SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 WEST, CITY OF VALPARAISO, PORTER COUNTY, INDIANA AND BEING ALL OF LOT 8 OF THE LAKES OF VALPARAISO P.U.D. BUSINESS PARK AREA PHASE 2, AS RECORDED IN PLAT BOOK 54-D-2A, AND AS INSTRUMENT #2016-004289, ALSO BEING PART OF THE LANDS CONVEYED TO SJBZ PORTER HOLDINGS LLC, AS RECORDED IN INSTRUMENT #2013-00594 (ALL DOCUMENTS ON FILE AT THE PORTER COUNTY RECORDER'S OFFICE LOCATED IN VALPARAISO, INDIANA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON PIN WITH A ABONMARCHE CAP ON THE NORTHWEST CORNER OF LOT 8 OF THE LAKES OF VALPARAISO P.U.D. BUSINESS PARK AREA PHASE 2, AND ON THE SOUTHWEST CORNER OF THE LANDS OF SJBZ PORTER HOLDINGS LLC, AND ON THE EASTERLY RIGHT-OF-WAY LINE OF MEMORIAL PARKWAY, AS RECORDED IN IN PLAT BOOK 54-D-2, AND AS INSTRUMENT #2015-005420; THENCE ALONG THE NORTH LINE OF SAID LOT 8 AND THE SOUTH LINE OF SAID SJBZ PORTER HOLDINGS LLC, AND IN PART ALONG THE SOUTH LINE OF THE LANDS OF RANDALL CARL TRENCHARD, AS RECORDED IN DEED RECORD 447, PAGE 507, SOUTH 89°45'12" EAST, A DISTANCE OF 971.93 FEET (PASSING A FOUND 5/8" IRON PINS AT 357.60 FEET AND 514.00 FEET) TO A SET 5/8" IRON PIN WITH A MATKO LS 21500007 CAP ON THE WEST RIGHT-OF-WAY LINE OF BARTZ ROAD, (CR 275 EAST), AS RECORDED IN PLAT BOOK 54-D-2, AND AS INSTRUMENT #2015-005420; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF BARTZ ROAD, SOUTH 00°16'19" WEST, A DISTANCE OF 921.45 FEET TO A SET MAG NAIL ON THE NORTHEAST CORNER OF OUTLOT 5, AS RECORDED IN PLAT BOOK 54-D-2, AND AS INSTRUMENT #2015-005420; THENCE ALONG THE NORTHERLY LINES OF SAID LOT 5, THE FOLLOWING THREE (3) COURSES; 1. NORTH 89°43'41" WEST, A DISTANCE OF 280.44 FEET TO A FOUND 5/8" IRON PIN WITH NO CAP; 2. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 86.15 FEET AND SUBTENDED BY A CHORD BEARING SOUTH 28°19'44" WEST, A DISTANCE OF 85.65 FEET TO A FOUND 5/8" IRON PIN WITH A ABONMARCHE CAP; 3. SOUTH 39°04'00" WEST, A DISTANCE OF 205.02 FEET TO A FOUND 5/8" IRON PIN WITH A ABONMARCHE CAP ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF MEMORIAL PARKWAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MEMORIAL PARKWAY, THE FOLLOWING (10) COURSES; 1. NORTH 50°55'36" WEST, A DISTANCE OF 59.71 FEET TO A SET 5/8" IRON PIN WITH A MATKO LS 21500007 CAP; 2. SOUTH 39°04'24" WEST, A DISTANCE OF 5.68 FEET TO A SET 5/8" IRON PIN WITH A MATKO LS 21500007 CAP; 3. ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.00 FEET AND SUBTENDED BY A CHORD BEARING SOUTH 82°02'36" WEST, A DISTANCE OF 13.63 FEET TO A SET MAG NAIL; 4. NORTH 54°59'12" WEST, A DISTANCE OF 321.19 FEET TO A SET MAG NAIL; 5. ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 432.69 FEET AND SUBTENDED BY A

CHORD BEARING NORTH $27^{\circ}26'31''$ WEST, A DISTANCE OF 416.21 FEET (PASSING A FOUND MAG NAIL ON THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 8 AT AN ARC LENGTH OF 325.51) TO A SET MAG NAIL; 6. NORTH $00^{\circ}06'15''$ EAST, A DISTANCE OF 204.13 FEET TO A FOUND $5/8''$ IRON PIN WITH A ABONMARCHE CAP; 7. ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.73 FEET AND SUBTENDED BY A CHORD BEARING NORTH $45^{\circ}11'28''$ EAST, A DISTANCE OF 14.16 FEET TO A SET $5/8''$ IRON PIN WITH A MATKO LS 21500007 CAP; 8. NORTH $00^{\circ}02'46''$ EAST, A DISTANCE OF 60.00 FEET TO SET $5/8''$ IRON PIN WITH A MATKO LS 21500007 CAP; 9. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.68 FEET AND SUBTENDED BY A CHORD BEARING NORTH $44^{\circ}48'32''$ WEST, A DISTANCE OF 14.12 FEET TO A FOUND $5/8''$ IRON PIN WITH A ABONMARCHE CAP; 10. NORTH $00^{\circ}06'15''$ EAST, A DISTANCE OF 289.73 FEET TO THE POINT OF BEGINNING.



PLAN COMMISSION CERTIFICATE:

UNDER AUTHORITY 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 AS ORDINANCE _____ OF 20____ BY THE VALPARAISO PLAN COMMISSION AT A REGULAR MEETING HELD ON _____

VALPARAISO PLAN COMMISSION

MATT EVANS
PRESIDENT

BETH SHRADER
EXECUTIVE DIRECTOR

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE:

UNDER THE AUTHORITY OF ORDINANCE 16, 1974 AS AMENDED, THE PLAT WAS EXAMINED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF VALPARAISO AND APPROVED THIS _____ DAY OF _____, 20____

ATTEST:

NAME: _____
CLERK / TREASURER

NAME: _____
TITLE: _____

NAME: _____
TITLE: _____

DEDICATION:

WE THE UNDERSIGNED, FOR AND ON BEHALF OF OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT IT HAS LAID OUT PLAT AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE ATTACHED PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE LAKES OF VALPARAISO PLANNED UNIT DEVELOPMENT PHASE 2 LOT 9. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. THERE ARE STRIPS OF GROUND VARYING IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT". 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 EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT THE OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OTHER LOTS IN THE SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____

NAME: _____
TITLE: _____

STATE OF _____ SS.
COUNTY OF _____

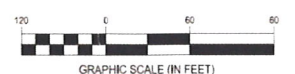
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING AS HIS/HER VOLUNTARY ACT AND DEED.

THIS _____ DAY OF _____, 20____

PRINTED NAME: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY OF RESIDENCE: _____



REVISIONS		
NO.	DATE	DESCRIPTION

AMENDMENT TO

SECONDARY DEVELOPMENT PLAN

THE LAKES OF VALPARAISO P.U.D.
BUSINESS PARK AREA PHASE 2
LOT 9

2200 MEMORIAL PARKWAY
CITY OF VALPARAISO
SEC 17, T35N, R5W
PORTER COUNTY, INDIANA

SCALE: 1" = 60'
DATE: 11-12-2020

DESIGN: N/A
DRAWN: JKH
CHECKED: MLW

JOB NO.: 758254
SHEET NO.: 2 OF 2

CESO INC.
WWW.CESINC.COM

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CESO, INC.
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