

Minutes of the Porter Plan Commission
December 28, 1998

A. The meeting was called to order at 7:00 p.m.

B. Pledge of allegiance

Present were Donley, Chemma, Grasher, Bell, Bernth. Whisler and Erikson were not present. Quorum was established.

C. Consideration of minutes from previous meeting.

Motion to accept the minutes as written was made by Bell, and the second by Chemma, motion passed 5-0.

D. Audience Participation

There were no comments from the audience.

E. Old Business

Harbrecht subdivision: Public hearing- subdivision approval -A hearing was opened. There were no comments from the floor for or against. The hearing was closed.

There was discussion and agreement on the following topics:

- ? Developer agrees to address lot #9 elevation concerns in the covenants.
- ? Sidewalks will be installed by builders as houses are built.
- ? There will be individual low-profile dusk to dawn lighting installed at each house.
- ? Concerns will be answered about language in the covenants at final plat meeting.
- ? Lift station improvement details will be worked out before final plat.
- ? Road repair bonds will be discussed at final plat and all utilities are to be underground from poles. That is to be placed in the covenants.
- ? Septic tank placement will be addressed.

Mandon recommends approval of primary plat, but to postpone final plat approval.

Motion by Bell to approve primary plat. Second by Donley. Motion passed 5-0.

Valpatic Subdivision: Public hearing-subdivision approval- A hearing was opened. Presentation was given. Evelyn Ekstrom from the floor expressed concerns over the location of homes. _

There was discussion and agreement on the following topics:

- ? It was agreed there will be low-profile dusk to dawn lighting at each lot.
- ? Because of drainage and elevation concerns, sidewalk requirement will be waived.
- ? Park fee in lieu will be waived.
- ? Covenants to be reviewed by town.

Motion by Bell to approve primary plat with conditions as listed above. Second by Bernth. Motion passed 5-0.

Horizon Development: Continuation of public hearing-petition to rezone and Preliminary Subdivision approval-

There was further discussion regarding dimensions of the plat to be rezoned. The property description was satisfactory. Hearing closed at 8:15 p.m. with no further comments from the audience.

Motion by Bell to approve recommending to town council zoning change from C2-PUD to R1. The second by Chemma.

Chemma, Grasher, Bell, Bernth - Yes. Donley - No. Motion passes 4-1.

Horizon Development: Primary plat consideration. Hearing was opened. There were no comments from the audience. Hearing was closed. The name of the subdivision will be Oak Hill Place. There was discussion and agreement on the following topics:

- ? There will be low-profile dusk to dawn lighting at each house.
- ? There will be sidewalks between lots #8 and #2 inclusive. The sidewalk at lot #2 should terminate at the street.
- ? The lift station upgrade agreement must be reached before final plat.
- ? Utilities will be underground from the poles.
- ? Road damage bond will be assessed.
- ? All houses will face Oak Hill.
- ? Fee in lieu of park will be \$2,566.00.
- ? Covenants will be written by petitioner for town review.

Mandon gave a favorable recommendation for primary plat approval.

Motion by Bernth to approve primary plat approval with the above conditions. Second by Bell.

Chemma, Grasher, Bell, Bernth - Yes. Donley - No. Motion passed 4-1.

Bearup Subdivision: Public Hearing-Primary Plat Consideration - Hearing was opened. Robert Bearup presented to the Plan Commission. Joe Petrovich had general questions regarding explanation of the subdivision. The hearing was closed.

The following topics were discussed and agreed upon:

- ? Lot #2 front building setback will be modified.
- ? Fee in lieu of park is \$1,017.00.
- ? There will be underground utilities.
- ? There will be low-profile dusk to dawn lighting at each house.
- ? Sidewalks - covenant will state there is a temporary sidewalk waiver. Homeowners may have to build sidewalks at a later time. This will be at the discretion of the town.

Motion by Bernth to approve primary plat with the aforementioned conditions. Second by Donley. Motioned passed 5-0.

F. New Business

Sketch plat review - Jenesco minor subdivision. Petitioner desires to divide lot #9 into two lots. He intends to place a duplex on each lot. There was discussion among plan commission members about the undesirable effect of multi-unit housing in this area. It was pointed out that the zoning in the area is R3. The plan commission does not agree with this zoning, but will abide by it.

Motion to approve sketch plat and schedule hearing by Donley. Second by Chemma.

Donley, Chemma, Grasher, Bernth - Yes. Bell - No. Motion passes 4-1.

G. Adjourn:

Motion to adjourn by Bernth. Meeting adjourned at 9:30 p.m.

Guy Grasher
President

Lisa Liebert
Secretary