

Minutes of the Porter Plan Commission

June 18, 2003

A. The meeting was called to order at 7:37 p.m.

B. Pledge of allegiance

Present: Mr. Chemma, Mr. Liebert, Mr. Guy, Mr. Grasher, Mr. Bell, Mr. Whisler, and Mr. Eriksson. Quorum was established. Also present were Mr. Mandon and Mr. Zaremba.

C. Consideration of minutes from previous meeting.

Motion to approve the minutes from the previous meeting as corrected by Mr. Liebert; second by Mr. Bell. Motion carried 7-0.

D. Audience Participation

None

C. Final Approvals

None

D. Preliminary Hearings

None

Public Hearings

Petitioners presented their case and stated what interior and exterior improvements would be made including remodeling, parking, privacy fence, and road access.

Public Hearing opened at 7:45 p.m. President requested comments from proponents to the request. There were none. President requested comments from opponents. Linda Broolsma, 111 Franklin Street, concern about how previous rezoning at Franklin Food Mart would affect this rezoning; Mel Bigger, 102 Franklin Street, concern over rezoning limiting future use versus current owner's intended use; Doug Leicht, 110 Wagner Road, concern over future use of property; Karin Hokanson (via letter read into minutes and attached), 107 Franklin Street, concerns over parking, privacy, and future use of property. There were no other opponents. Public hearing closed at 8:00 p.m.

Staff report: Mr. Mandon noted the area has lots of traffic already and is in need of redevelopment. Also stated the highest and best use of the property would be as a 'buffer' between commercial properties on Franklin and the residential district. He recommends granting the request for rezoning provided the Plan Commission is given a site plan of improvements.

Motion by Mr. Grasher to forward with a positive recommendation to the Town Council the rezoning request from R2 – Residential to PB – Planned Business with the stipulation that the site plan is approved by the Plan Commission; second by Mr. Guy. Motion passed 5 – 2 with Mr. Bell and Mr. Whisler voting no.

Other Business

- A. Greg Babcock – Consultation on Vacation of a Public Way. Discussion on how the vacation process needs to be done so he knows where to go with a pending petition to vacate a public way. Mr. Zarembo informed the Plan Commission that they have exclusive control of vacations that occur within platted subdivisions and the Town Council has control of those not in platted subdivisions.

Motion to establish procedures that the Plan Commission take exclusive control of vacations within platted subdivisions made by Mr. Bell; second by Mr. Grasher. Motion passed 7 – 0.

- B. Steve Fernandez – Consultation on Iron Triangle Property. Informed Plan Commission he has to decide before June 30, 2003 if he is going to exercise his option to buy the property. Discussion centered on requirement of a second access to the area. His contention is that the railroads will never grant such access and tunneling under the freeway is cost prohibitive. Plan Commission stated unanimously that a second access road is still a requirement to proceed with development of this property.
- C. Status report on Comprehensive Plan and Subdivision Ordinance. The Subdivision Ordinance has been forwarded to the Town Council but they have not taken it up yet. The Town Council has approved updating the Comprehensive Plan by Mr. Mandon.
- D. Discussed the process of how to get Plan Commission paperwork to members.

Adjourn

Motion to adjourn by Mr. Whisler; second by Mr. Grasher. Meeting adjourned at 10:11 p.m.

Eugene Chemma
President

Lisa M. Liebert
Secretary