Town of Porter
Plan Commission
Meeting Minutes
January 16, 2008

A. The meeting was called to order at 7:32 p.m.

B. Pledge of Allegiance

C. Roll Call / Determination of Quorum

Present: Mr. Babcock, Ms. Brueckheimer, Mr. Stinson, Mr. Timm, Mr. Eriksson, Mrs. Bollinger, and Mr. Bell
Absent: None
Also present were Mr. Lyp, Mr. Mandon, and Mrs. Mitchell

D. Consideration of Minutes of Previous Meeting

Motion to approve the minutes of the December 19, 2007 meeting was made by Mr. Timm; second by Ms. Brueckheimer. Motion carried via voice approval.

E. Audience Participation

Paulene Poparad asked the president if minutes had been provided for the November 29, 2007 workshop. Mr. Lyp stated that meeting minutes would be provided at February's meeting.

F. Old Business and Matters Tabled

None

G. New Business

Election of Officers

Motion to re-elect Mr. Lorain Bell to the office of President of the Plan Commission was made by Mr. Timm; second by Mr. Eriksson. Motion to close the nomination was made by Mr. Eriksson; second by Mr. Stinson. Motion carried via voice approval.

Motion to elect Mr. Ken Timm to the office of Vice-President of the Plan Commission was made by Ms. Brueckheimer; second by Mr. Stinson. Motion to close the nomination was made by Mr. Stinson; second by Mrs. Bollinger. Motion carried via voice approval.

Appointment of ~~BZA~~ Plan Commission Secretary

Motion to recommend to the Town Council that Kara Mitchell retain her current position as secretary for the Plan Commission was made by Mr. Stinson; second by Ms. Brueckheimer. Motion carried via voice approval.

H. Preliminary Hearing

None

I. Public Hearing

Application for PUD rezoning made by WBEZ Alliance, Inc., for the property located at the southwest corner of Tremont Road and U. S. 20 in Porter.

Mr. Babcock, attorney for WBEZ Alliance, Inc., informed Mr. Lyp that all necessary steps had been taken to advertise for the Public Hearing. He also gave Mr. Lyp the documentation to prove these steps.

Mr. Babcock introduced Mr. Torey Malatia (President of WBEZ) and Mr. Joe Grossbyer (local resident and member of WBEZ). Mr. Malatia addressed the Plan Commission and gave a brief overview of how the WBEZ was formed and its intended purpose. It was formed in 1990 to purchase the license from the Chicago Board of Education. The WBEZ has always wanted to be a voice for the community. Mr. Malatia believes that the proposed sight for the tower is the best area possible and is compatible with what they need for the new station. Everything does and will meet with FCC requirements.

Mr. Babcock also made comments concerning the proposed tower site. The concept is to develop four other sights for resale. The tower will be 550 ft. tall and include a 45 ft. tall antenna. Mr. Babcock passed out a map of the available free air space and showed that the WBEZ is very limited space for the new tower. The "Andershock" property is a perfect location for the tower. He also reviewed a list of things that the tower will do to help the community. Such things included regionalization of the station which will make the station more useful to the community; a professional grade weather camera; pending litigation to the Town of Porter will be dismissed with favorable recommendation of the application to the Town Council; bird deflectors; and a lighting package that will please surrounding residents. Mr. Babcock also stated that two letters in favor of the application were mailed to the Town Hall.

Mr. Timm, Ms. Brueckheimer, Mr. Eriksson, and Mr. Bell asked various questions concerning traffic, road-cuts, etc. All questions were answered sufficiently by Mr. Babcock, Mr. Malatia, and Mr. Grossbyer.

The Public Hearing was opened at 8:24.

Those who spoke in *favor* of the application:

Emerson Delaney, 1359 North 100 East
Jennifer Klug, 302 Lincoln Street
Jay Gottlieber, Coldwell Banker, Represents the owner of the property
Heather Augustine, of Chesterton

Mr. Bell read a letter from the Porter County Convention, Recreation and Visitor Commission, which was in favor of the application.

No one spoke *against* the application

The Public Hearing was closed at 8:32.

Mr. Mandon made a few comments concerning the economic benefit of this application. He also stated that TAC recommends this petition favorably.

Mr. Lyp wants to make sure the ordinance says what the Town wants – written commitment. Upon adoption of the PUD by the Town Council the litigation would be removed.

Motion to send the proposed PUD with favorable recommendation to the Town Council subject to final drafting between the Town and WBEZ was made by Mr. Stinson; second Ms. Brueckheimer. Motion passed 7 – 0.

J. Finding of Fact

None

K. Comments from Plan Commission Attorney

None

L. Comments from Plan Commission Secretary

Mrs. Mitchell asked that all Plan Commission members update her with any changes to their e-mail addresses or phone numbers.

M. Adjournment

Motion to adjourn the meeting was made by Mr. Eriksson; second by Ms. Brueckheimer. The meeting was adjourned at approximately 8:50 p.m.

Lorain Bell
Chairman

Kara A. Mitchell
Kara Mitchell
Secretary