



<b>City of La Porte Plan Commission Meeting Minutes</b>	
<b>Tuesday, July 25, 2023 at 6:00 PM</b>	
<b>City Hall Council Chambers, 801 Michigan Ave.</b>	
<a href="http://www.cityoflaporte.com">www.cityoflaporte.com</a>	<b>(219) 362-8260</b>

A meeting of the City of La Porte Plan Commission was held at City Hall on Tuesday, July 25, 2023 at the hour of 6:00 PM, ("local time"), pursuant to notice duly given in accordance with the rules of the Commission and the Indiana Open Door Law.

**ITEM 1. Call Meeting to Order**

The meeting was called to order by President Jerry Jackson at 6:00 PM.

**ITEM 2. Roll Call & Determination of Quorum**

On a call of the roll, the members of the Plan Commission were shown to be present or absent as follows:

<b>Members Present:</b>	<b>Members Absent:</b>	<b>Staff Present:</b>
Jerry Jackson, President	Vickie Gushrowski	Mark Worthley, BZA Attorney
Pete Saunders	Councilman Paul Vincent	David Heinold, City Planner
David Porter		Craig Phillips, CDP Director
Miles Fettinger		
Councilwoman Julie West		

**ITEM 3. Approval of Minutes: May 9, 2023 Meeting Minutes**

President Jerry Jackson called for any changes or corrections to the May 9, 2023 Meeting Minutes. There being no changes or corrections to the meeting minutes, Dr. David Porter made a motion to **approve the May 9, 2023 Meeting Minutes** and the motion was seconded by Councilwoman Julie West. The motion passed 5-0.

**ITEM 4. ZONE MAP CHANGE #23-01 PETITION TO RE-ZONE FROM THE R1C SINGLE FAMILY RESIDENTIAL DISTRICT TO THE R3A LOW-RISE MULTIPLE FAMILY RESIDENTIAL DISTRICT**  
 Petitioner: HOI-Ivy Flats, LLC (Jordan Stanfill, CEO, Housing Opportunities, Inc.)  
 Property Owner: La Porte Community School Corporation  
 Location: 205 Rumely Street  
 Staff Report: David Heinold

**Applicant Presentation**

President Jerry Jackson called for the petitioner to present the Zone Map Change Petition.

Jordan Stanfill, identified himself as the CEO of Housing Opportunities, Inc., who submitted the petition for zone map change on the property located at 205 Rumely Street. Mr. Stanfill explained the project for the adaptive reuse of the former coca cola bottling facility and the reason for the zone map change request to allow multiple family dwellings within the existing building.

## **Staff Presentation**

President Jackson called for a staff report presentation.

David Heinold, Assistant City Planner, presented the staff report and recommendation for the Zone Map Change Petition.

Jerry questioned if there is an existing facility similar to this request on Michigan Avenue.

Mr. Stanfill explained that there is an existing facility that was recently completed with eight apartments located at 1106 Michigan Avenue, La Porte, Indiana that operates in a similar way as the proposed facility for 205 Rumely Street.

Miles Fettinger asked the petitioner if they will be the ones to manage the facility.

Mr. Stanfill explained that they will provide the initial approximately \$7 million dollar budget for rehabilitation of the existing building and the rent generated from the apartment units will be used for ongoing maintenance of the facility. He further explained more about how the nonprofit operates the facility. Mr. Stanfill continued to explain that they want to be part of the neighborhood and assist with revitalization efforts in the community.

Jerry questioned how to contact the building operator if there are any issues.

Mr. Stanfill explained that there will be a 24/7 emergency line available to tenants for any issues that arise.

Jerry asked the petitioner if they know of a need for this type of facility.

Mr. Stanfill responded that they have a waiting list of approximately 300 people that are in need of studio to 2 bedroom units in the area as well as a list of approximately 160 households that need supportive services.

Miles Fettinger questioned if there are any requirements for green space with this development.

Craig Phillips, Community Development & Planning Director, explained that there are no green space requirements for the proposed development since it is an adaptive reuse of an existing structure and site.

Dr. David Porter asked the petitioner how many parking spaces there are on the subject property.

Mr. Stanfill explained that there are 28 parking spaces now, but they plan to reconfigure the parking area to 32 spaces. He continued to mention that this type of facility usually expects one parking space per unit plus parking area for on-site staff support.

## **Public Comment**

President Jackson opened the meeting to public comment and called for public comments either for or against the Zone Map Change Petition.

Lisa Pierzakowski, 1108 West State Road 2, identified herself as the Center Township Trustee and spoke in favor of the proposed rezoning. She mentioned that this is the type of facility that La Porte desperately needs and that clients have not had any problems living in the existing facility located on Michigan Avenue.

Ron Clark, 304 Talley Street, asked what kind of residents will live in the proposed facility.

Aurelio Melgoza, 204 North Street, spoke in remonstrance to the petition and questioned if this facility will be Section 8 Housing. Mr. Melgoza mentioned that he does not want Section 8 Housing here for the potential of unwanted individuals in the neighborhood.

Mr. Stanfill explained that the proposed facility is not Section 8 Housing, but may have individuals with vouchers in the apartment dwellings.

Keri Marrs-Barron, 205 North Street, spoke in remonstrance to the petition and mentioned that she has lived in the neighborhood for 25 years. She stated concerns about impact of locating the multifamily apartments in the single family neighborhood. She mentioned that she is concerned about the potential for multifamily apartments to add more trash and other issues in the neighborhood.

Andy Karagias, 306 Maple Avenue, questioned if the organization will be tax exempt and how does that work with the increase in taxes on his property. Andy mentioned that if this facility is such a good idea, then why not build in a different area other than this location.

Mr. Stanfill responded that the organization will be tax exempt.

Regina Wawok, 211 Allen Street, spoke in remonstrance to the petition and mentioned concerns about lots of extra traffic in the neighborhood.

Councilman Roger Galloway, 608 Tecumseh Street, identified himself as the City Council representative for this Ward. Councilman Galloway mentioned that he appreciates people in the neighborhood showing up tonight and voicing concerns.

Jake H., 715 East Jefferson Avenue, asked the petitioner about the capacity per apartment unit and whether pets will be allowed in the facility.

Eujeana Mangold, 302 Rumely Street, spoke in remonstrance to the petition and mentioned concerns about the proposed location for this facility. She mentioned that the neighborhood is a quiet place and considered about traffic safety in the neighborhood.

Kim Logwood, 104 West Greenlawn Drive, mentioned that she is speaking in remonstrance for her mother who lives on East Jefferson Avenue. She stated concerns that lower income housing will have a significant impact on the neighborhood property values for people who have improved their houses. She mentioned that we should look at the landlord issue if there is problem with affordable housing.

Mayor Tom Dermody mentioned that the City does more than anything to help one another. Mayor Dermody added that he has personally been out in the neighborhood and seen the issues. He provided a few examples of similar facilities in other areas that show that property values won't go down as result of completing the proposed project for multifamily residential dwellings and support services. Mayor Dermody stated that we will take the time to answer questions from residents about their concerns. He added that the community needs to stay together on projects like this for helping individuals with disabilities find a place to live.

President Jackson called for additional public comment. There being no further public comment, President Jackson closed the floor to public comment.

### **Applicant Response**

President Jackson called for the applicant to respond to public comment and questions.

Mr. Stanfill explained that the one-bedroom apartments will not have more than 3 occupants and no more than 5 occupants in the two-bedroom apartments. He continued to mention that there will be no pets, except for service animals as requested.

President Jackson explained that he knows that sewer will not be an issue with the proposed facility.

Miles Fettinger questioned if background checks are conducted for each of the tenants.

Dr. Porter asked the petitioner if there will be maintenance and support services staff at the facility.

Mr. Stanfill explained that they will have background checks and maintenance/support services staff at the facility. He continued to mention that they strive to blend into the neighborhood while helping residents in the community.

## **Board Discussion/Action**

President Jackson explained the process for Zone Map Change Petitions to everyone.

There was discussion amongst the Plan Commission members about the Zone Map Change Petition.

Miles Fettinger made a motion for **favorable recommendation of Zone Map Change #23-01 Petition** and the motion was seconded by Councilwoman Julie West. The motion for **favorable recommendation** passed 5-0.

## **Zone Map Change #23-01 Petition – Favorable Recommendation**

### ITEM 5. Old Business

David provided the Plan Commission with an update that the Trails, Greenways, and Blueways Master Plan is wrapping up and will be before the Plan Commission in the next month or two for review prior to City Council adoption early this fall.

### ITEM 6. New Business

There was no new business.

### ITEM 7. Other Business

#### A. Public Comments on Non-Agenda Items

There was no public comments on non-agenda items.

### ITEM 8. Adjournment

Pete Saunders made a motion to **adjourn** and the motion was seconded by Dr. David Porter. The motion to **adjourn** passed 5-0. The meeting was **adjourned** at 6:40 pm.

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Pete Saunders, Chair

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David Heinold, Secretary