



City of La Porte Plan Commission Meeting Minutes	
Tuesday, May 14, 2024 at 6:00 PM	
City Hall Council Chambers, 801 Michigan Ave.	
www.cityoflaporte.com	(219) 362-8260

A meeting of the City of La Porte Plan Commission was held at City Hall on Tuesday, May 14, 2024 at the hour of 6:00 PM, (“local time”) immediately upon conclusion of the City of La Porte Board of Zoning Appeals, 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 Pete Saunders, Vice President, 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:

Members Present:	Members Absent:	Staff Present:
Pete Saunders, Vice President	Jerry Jackson, President	Mark Worthley, BZA Attorney
Vickie Gushrowski		Craig Phillips, CDP Director
Councilwoman Julie West		Josette Schoof Eng. Coord.
Councilman Drew Buchanan		
Miles Fettinger (arrived at 6:24PM)		

ITEM 3. Approval of Minutes: February 13, 2024 Meeting Minutes

Pete Saunders called for any changes or corrections to the February 13, 2024 Meeting Minutes. There being no changes or corrections to the meeting minutes, Drew Buchanan made a motion to approve the February 13, 2024 Meeting Minutes and the motion was seconded by Vickie Gushrowski. The motion passed 4-0.

ITEM 4. PRELIMINARY PLAT #24-01 PETITION TO CREATE A FORTY-THREE (43) LOT SUBDIVISION TO BE CALLED HUNTER WOODS

Petitioner: Park Street Community LLC / Duneland Group
 Property Owner: Hester J.W. Muller Trustee Trust
 Location: Approximately located in the 1700 Block of Park Street
 Staff Report: David Heinold



ITEM 4. Preliminary Plat # 24-01 Petition to Allow 43 Lot Hunter Woods Subdivision
Type of Request: Preliminary Plat
Staff Report: David Heinold

APPLICANT

Name – Park Street Community LLC / Duneland Group

PROPERTY OWNER

Name – Hester J.W. Muller Trustee of the H.J. Muller Revocable Trust Agreement

PREMISES AFFECTED

Parcel Number - 46-06-25-126-006.000-043 and 46-06-25-151-015.000-043				
Actual/approximate address or location from major streets – Approximately located in the 1700 Block Park Street				
Subdivision – Hunter Woods			Lot Number(s) – Lots 1 thru 43	
Total Acreage – 34.2 acres		Flood Zone on Site? – no		
Zoning of Subject Property – R1C, R2B, and R3A		Use of Subject Property – Vacant, wooded lot		
Proposed Zoning – same as existing		Proposed Land Use – Mixed single family, townhouse, and multifamily apartment units		
Zoning of Adjacent Properties	North: R1B	South: R1B	East: M2	West: R1B
Land Use of Adjacent Properties	North: Residential	South: Residential	East: Industrial	West: Residential

SUMMARY: The petitioner proposes to re-subdivide the existing lots into forty-three (43) lots to allow for the proposed mixed residential subdivision with single family, townhouses, and multi-family residential units on the approximately 34.2 acres.

CONCURRENCE: Chapter 82, Article V, Subdivisions of the City of La Porte Municipal Code allows the subdivider to present a preliminary plat to the Plan Commission and to the Board of Public Works

and Safety before making formal presentation of the final plat. The rules and regulations contained in this article are adopted to secure and provide for:

- (1) The proper arrangement of streets or highways in relation to existing or planned streets or highways;
- (2) Adequate and convenient open spaces for traffic, utilities and access for firefighting apparatus, recreation, light and air; and
- (3) The avoidance of congestion of population; and the establishment of standards for the construction of any and all improvements as required in this article.

HISTORY OF SITE: Per the site aerial image, the total area of the combination of the three (3) parcels is 34.2 acres and currently zoned in the R1C Single Family Residential District, R2B Townhouse Residential District, and R3A Low-Rise Multiple Family Residential District. Currently, the property is a vacant wooded lot with no structures on site.

SITE REVIEW FINDINGS: Site Review was held on May 1, 2024 and the meeting notes are attached to the Plan Commission meeting packet for your review.

STATEMENT OF COMPLIANCE: Section 27.12 of the 2017 Revised Joint Zoning Ordinance states that the Plan Commission shall be guided by and give consideration to the general policy and pattern of development set out in the Countywide Land Development Plan.

STAFF ANALYSIS:

Duneland Group and Park Street Community LLC are submitting a Preliminary Plat for Plan Commission approval to allow a forty-three (43) lot subdivision in order to allow the proposed development of single family, townhomes, and multifamily apartment dwelling units on the approximately 34.2 acres. The preliminary plat shows the layout of public right-of-ways and road access for each of the residential dwelling units in the proposed residential development. According to Section 82-516 of the Subdivision Ordinance, the public right-of-ways within the proposed development meet the minimum width requirements. The utility, stormwater, and access easements are all adequate according to City standards along Lots 7 through 16 on Park Street. The proposed subdivision is properly arranged for legal access to all lots described in the Preliminary Plat drawings, which allows for adequate provisions for traffic safety and access for fire protection as well as public utility coordination.

STAFF RECOMMENDATION:

Staff finds that the proposed subdivision conforms to the guidelines set forth in Chapter 82, Article V, Subdivisions of the City of La Porte Municipal Code. Staff recommends **approval** of Preliminary Plat #24-01 Petition to Allow the Hunter Woods Subdivision.

Submitted to the City of La Porte Plan Commission on May 9th, 2024.

Applicant Presentation

Pete Saunders called for the petitioner.

John Kavchak, representative for Park Street Community LLC, identified himself as the petitioner for the Hunter Woods subdivision preliminary plat. He introduced Charlie Ray as their engineer with Duneland Group.

Charlie Ray, Duneland Group, explained that the majority of the 43-lot subdivision will consist of residential townhomes with a range of three to five dwelling units. He continued to explain more details about the subdivision development.

John Kavchak, explained the townhomes would be in the price point of low to mid three hundreds. He continued to explain the layout of the townhomes.

Charlie Ray explained that the proposed drainage for the subdivision development will be designed to not flow on to surrounding properties.

Pete Saunders called for any questions. There were no questions from the board.

Public Testimony

Pete Saunders opened the meeting to public comment and called for public comments either for or against the preliminary plat petition.

Jessica Sheeler, 1866 N. 100 W requested to see a map of the new proposed plan.

Craig Phillips directed Jessica Sheeler to the screen with the map.

Pete Saunders asked Jessica Sheeler if she had any concerns or questions.

Jessica Sheeler stated that she would not like for it to be that big but she is happy that it is forty three compared to ninety seven.

There being no further public comments, Pete Saunders closed the floor to public testimony.

Staff Presentation

Pete Saunders called for staff to explain the staff report.

Craig Phillips, Community Development & Planning Director, presented a brief summary of the staff report and recommendation for the preliminary plat petition.

Board Discussion/Action

Pete Saunders called for any board comments or discussions.

Councilman Drew Buchanan thanked the Developer for the speed that the project is going, he also thanked Craig and staff for a thorough evaluation. Drew Buchanan welcomed Park Street Community LLC / Duneland Group to the city.

Chair Pete Saunders called for a motion on the preliminary plat.

Councilman Drew Buchanan made a motion for a **favorable recommendation to approve the staff recommendation and findings of fact for Preliminary Plat #24-01 Petition to Allow the Hunter Woods Subdivision**. Councilwoman Julie West seconded the motion. Motion passed 4-0.

ITEM 5. PRELIMINARY PLAT #24-02 PETITION TO CREATE A TWO (2) LOT SUBDIVISION TO BE CALLED CHRISTOS ACRES

Petitioner: Volada Properties LLC (Bill Nelson, Attorney Representative)

Property Owner: same
 Location: 1506 Rumely Street
 Staff Report: David Heinold



ITEM 5. Preliminary Plat # 24-02 Petition to Allow Two (2) Lot Subdivision to be called Christos Acres Subdivision
Type of Request: Preliminary Plat
Staff Report: David Heinold

APPLICANT

Name – Volada Properties LLC-S Series 1506 Rumely Street -- John Christodoulakis (Attorney Bill Nelson, Representative)

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-10-01-138-014.000-043				
Actual/approximate address or location from major streets – 1506 Rumely Street				
Subdivision – Lot 13 J.M. Hannum Subdivision of Block #13 W.J. Walker’s Addition to the City of La Porte, Indiana			Lot Number(s) – Lot 13	
Total Acreage – 0.77 acre		Flood Zone on Site? – no		
Zoning of Subject Property – R1D		Use of Subject Property – Residential		
Proposed Zoning – same as existing		Proposed Land Use – same as existing		
Zoning of Adjacent Properties	North: R1D	South: R1D	East: R1B	West: R1D
Land Use of Adjacent Properties	North: Residential	South: Residential	East: Cemetery	West: Residential

SUMMARY: The petitioner proposes to re-subdivide the existing lots into two (2) lots that will allow the existing single family residential dwelling and surrounding property to be split off and add an additional residential dwelling on the remaining land that is suitable for development.

CONCURRENCE: Chapter 82, Article V, Subdivisions of the City of La Porte Municipal Code allows the subdivider to present a preliminary plat to the Plan Commission and to the Board of Public Works and Safety. The rules and regulations contained in this article are adopted to secure and provide for:

- (1) The proper arrangement of streets or highways in relation to existing or planned streets or highways;

- (2) Adequate and convenient open spaces for traffic, utilities and access for firefighting apparatus, recreation, light and air; and
- (3) The avoidance of congestion of population; and the establishment of standards for the construction of any and all improvements as required in this article.

HISTORY OF SITE: Per the site aerial image, the total area of the parcel is about 0.77 acre and currently zoned within the R1D Single Family Residential District. Currently, the property is one lot with access to the intersection of Rumely Street and Chestnut Street.

SITE REVIEW FINDINGS: Site Review was not required due to the current status of the site with utilities and infrastructure already in place. On April 10, 2024, the City Engineer and Planner met with the applicant to discuss the proposed resubdivision of the parcel into two lots. The City Engineer recommended that a ten (10) foot wide easement be included on each lot connection to the intersection of Chestnut and Rumely Streets to show a combined twenty (20) foot wide easement for ingress/egress and public utilities for each lot in this subdivision.

STATEMENT OF COMPLIANCE: Section 27.12 of the 2017 Revised Joint Zoning Ordinance states that the Plan Commission shall be guided by and give consideration to the general policy and pattern of development set out in the Countywide Land Development Plan.

STAFF ANALYSIS:

Volada Properties LLC-S Series 1506 Rumely Street is presenting a Preliminary Plat for Plan Commission approval to allow a Two (2) Lot Subdivision in order to allow the existing single family residential dwelling and surrounding property to be split off and add an additional residential dwelling on the remaining land that is suitable for development. The two lots will share a mutual access easement with direct access to Chestnut Street to the north at the intersection of Rumely and Chestnut Streets. The access and public utility easement shows a 10-foot wide easement across the eastern edge of Lot 13A and a 10-foot wide easement across the western edge of Lot 13B to provide legal access for both lots as well as the provision of public utilities. The total square feet for Lot 13A is 0.310 acre and Lot 13B is 0.570 acre. The proposed subdivision is properly arranged for legal access to the two lots, which allows for adequate provisions for traffic safety and access for fire protection as well as public utility coordination.

STAFF RECOMMENDATION:

Staff finds that the proposed two lot subdivision conforms to the guidelines set forth in Chapter 82, Article V, Subdivisions of the City of La Porte Municipal Code. Staff recommends **approval** of Preliminary Plat #24-02 Petition to Allow a Two (2) Lot Subdivision to be called Christos Acres Subdivision.

Submitted to the City of La Porte Plan Commission on May 9th, 2024.

Applicant Presentation

Pete Saunders explained that items five and six on the agenda will be combined.

Pete Saunders called for the petitioner.

Attorney Bill Nelson representing Volada properties LLC introduced John Christodoulakis. Bill explained that John Christodoulakis is working on a project at 1506 Rumley to subdivide the property to allow construction of one home. Bill Nelson provided preliminary and final plat affidavits for public notification along with the certified mail return receipts. He introduced Jim Keil who prepared the plats for any questions.

Attorney Bill Nelson explained that the property is zoned R1D.

Vickie Gushrowski asked if Rumely Street goes all the way to the end of the property.

Jim Keil explained that Rumely Street ends at Chestnut Street. He explained that there will be one driveway with a ten-foot mutual access easement on each lot for ingress and egress.

Pete Saunders asked if the two properties are intended to look similar.

Bill Nelson explained that John does not have a design plan yet, but he will work with the city on zoning requirements for a new house.

Vickie Gushrowski asked if it will be a rental property.

Bill Nelson stated that is the plan and that they could be sold as single-family homes.

Public Testimony

Pete Saunders opened the meeting to public comment and called for public comments either for or against the preliminary plat petition.

Bayleigh Sechrist, 1515 Scott Street is concerned about the construction activities that will take place near her house. She asked if they plan to backfill the ditch or low area behind her house.

Bill Nelson explained that the topography of the lot does not allow for construction in the low area. The new home will be closer to the existing home.

Bayleigh Sechrist asked for the timeline of when construction will begin.

Bill Nelson explained that there is no immediate plan for the timeline and that he wants to get through the approval process first.

There being no further public comments, Pete Saunders closed the floor to public testimony.

Staff Presentation

Pete Saunders called for staff to explain the staff report.

Craig Phillips, Community Development & Planning Director, presented a brief summary of the staff report and recommendation for the preliminary plat petition.

Board Discussion/Action

Pete Saunders called for any board comments or discussions.

Chair Pete Saunders called for a motion on the preliminary plat.

Councilman Drew Buchanan made a motion for a **favorable recommendation to approve the staff recommendation and findings of fact for Preliminary Plat #24-02 Petition to Allow Christos Acres Subdivision**. Councilwoman Julie West seconded the motion. Motion passed 4-0.



ITEM 6. Final Plat # 24-01 Petition to Allow Two (2) Lot Subdivision to be called Christos Acres Subdivision

Type of Request: Final Plat

Staff Report: David Heinold

APPLICANT

Name – Volada Properties LLC-S Series 1506 Rumely Street – John Christodoulakis
(Attorney Bill Nelson, Representative)

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-10-01-138-014.000-043				
Actual/approximate address or location from major streets – 1506 Rumely Street				
Subdivision – Lot 13 J.M. Hannum Subdivision of Block #13 W.J. Walker’s Addition to the City of La Porte, Indiana			Lot Number(s) – Lot 13	
Total Acreage – 0.77 acre		Flood Zone on Site? – no		
Zoning of Subject Property – R1D		Use of Subject Property – Residential		
Proposed Zoning – same as existing		Proposed Land Use – same as existing		
Zoning of Adjacent Properties	North: R1D	South: R1D	East: R1B	West: R1D
Land Use of Adjacent Properties	North: Residential	South: Residential	East: Cemetery	West: Residential

SUMMARY: The petitioner proposes to re-subdivide the existing lots into two (2) lots that will allow the existing single family residential dwelling and surrounding property to be split off and add an additional residential dwelling on the remaining land that is suitable for development.

CONCURRENCE: Chapter 82, Article V, Subdivisions of the City of La Porte Municipal Code allows the subdivider to present a final plat to the Plan Commission and to the Board of Public Works and Safety. The rules and regulations contained in this article are adopted to secure and provide for:

- (1) The proper arrangement of streets or highways in relation to existing or planned streets or highways;
- (2) Adequate and convenient open spaces for traffic, utilities and access for firefighting apparatus, recreation, light and air; and

- (3) The avoidance of congestion of population; and the establishment of standards for the construction of any and all improvements as required in this article.

HISTORY OF SITE: Per the site aerial image, the total area of the parcel is about 0.77 acre and currently zoned within the R1D Single Family Residential District. Currently, the property is one lot with access to the intersection of Rumely Street and Chestnut Street.

SITE REVIEW FINDINGS: Site Review was not required due to the current status of the site with utilities and infrastructure already in place. On April 10, 2024, the City Engineer and Planner met with the applicant to discuss the proposed resubdivision of the parcel into two lots. The City Engineer recommended that a ten (10) foot wide easement be included on each lot connection to the intersection of Chestnut and Rumely Streets to show a combined twenty (20) foot wide easement for ingress/egress and public utilities for each lot in this subdivision.

STATEMENT OF COMPLIANCE: Section 27.12 of the 2017 Revised Joint Zoning Ordinance states that the Plan Commission shall be guided by and give consideration to the general policy and pattern of development set out in the Countywide Land Development Plan.

STAFF ANALYSIS:

Volada Properties LLC-S Series 1506 Rumely Street is presenting a Final Plat for Plan Commission approval to allow a Two (2) Lot Subdivision in order to allow the existing single family residential dwelling and surrounding property to be split off and add an additional residential dwelling on the remaining land that is suitable for development. The two lots will share a mutual access easement with direct access to Chestnut Street to the north at the intersection of Rumely and Chestnut Streets. The access and public utility easement shows a 10-foot wide easement across the eastern edge of Lot 13A and a 10-foot wide easement across the western edge of Lot 13B to provide legal access for both lots as well as the provision of public utilities. The total square feet for Lot 13A is 0.310 acre and Lot 13B is 0.570 acre. The proposed subdivision is properly arranged for legal access to the two lots, which allows for adequate provisions for traffic safety and access for fire protection as well as public utility coordination.

STAFF RECOMMENDATION:

Staff finds that the proposed two lot subdivision conforms to the guidelines set forth in Chapter 82, Article V, Subdivisions of the City of La Porte Municipal Code. Staff recommends **approval** of Final Plat #24-01 Petition to Allow a Two (2) Lot Subdivision to be called Christos Acres Subdivision.

Submitted to the City of La Porte Plan Commission on May 9th, 2024.

Applicant Presentation

Pete Saunders explained that items five and six on the agenda will be combined.

Pete Saunders called for the petitioner.

Attorney Bill Nelson representing Volada properties LLC asked for his previous statements be recorded for the final plat petition.

Vickie Gushrowski asked if Rumely Street goes all the way to the end of the property.

Jim Keil explained that Rumely Street ends at Chestnut Street. He explained that there will be one driveway with a ten-foot mutual access easement on each lot for ingress and egress.

Pete Saunders asked if the two properties are intended to look similar.

Vickie Gushrowski asked if it will be a rental property.

Public Testimony

Pete Saunders opened the meeting to public comment and called for public comments either for or against the final plat petition.

There being no further public comments, Pete Saunders closed the floor to public testimony.

Staff Presentation

Pete Saunders called for staff to explain the staff report.

Craig Phillips, Community Development & Planning Director, presented a brief summary of the staff report and recommendation for the final plat petition.

Board Discussion/Action

Pete Saunders called for any board comments or discussions.

Chair Pete Saunders called for a motion on the final plat.

Vickie Gushrowski made a motion for a **favorable recommendation to approve the staff recommendation and findings of fact for Final Plat #24-01 Petition to Allow Christos Acres Subdivision**. Councilwoman Julie West seconded the motion. Motion passed 4-0.

ITEM 7. Old Business

- a. Resolution 2-2024 of the City of La Porte Plan Commission Approving an Amendment to a Declaratory Resolution Approved and Adopted by the City of La Porte Redevelopment Commission for the La Porte Consolidated Economic Development Area Economic Development Plan (Including Expansion of the La Porte Consolidated Economic Development Area and the Creation of the 39 North Allocation Area and the Boyd Boulevard Allocation Area, and Approving an Economic Development Plan for Said Economic Development Area
(approval requested)

Miles Fettinger arrived at 6:24PM.

Bert Cook, Executive Director of La Porte Economic Advancement Partnership, provided a brief summary of Resolution #2-2024 and requested approval by the Plan Commission.

Craig Phillips read Resolution #2-2024 to the Plan Commission members.

Pete Saunders called for questions on the Resolution #2-2024.

Craig Phillips explained the details of Resolution #2-2024.

Pete Saunders called for a motion to approve and adopt Resolution #2-2024.

Councilman Drew Buchanan made a motion to **approve Resolution #2-2024** and Miles Fettinger seconded the motion. The motion passed 5-0.

ITEM 8. New Business

a. Whispering Meadows Phase VIII Final Plat (*approval requested*)

Mitch Feikes, 1328 Lakeside Street, explained the Whispering Meadows Phase VIII final plat to add twenty more homes to the existing subdivision.

Pete Saunders opened the meeting to public comment and called for public comments either for or against the final plat.

There being no further public comments, Pete Saunders closed the floor to public testimony.

Craig Phillips, Community Development & Planning Director, presented a brief summary and recommendation for the final plat.

Pete Saunders called for a motion to approve the Whispering Meadows Phase VIII final plat.

Councilman Drew Buchanan made a motion for a **favorable recommendation to approve the Whispering Meadows Phase VIII final plat** and Miles Fettinger seconded the motion. The motion passed 5-0.

ITEM 9. Other Business

A. Public Comments on Non-Agenda Items

There was no public comment on non-agenda items.

ITEM 10. Adjournment

Miles Fettinger made a motion to **adjourn** and the motion was seconded by Councilman Drew Buchanan. The motion to **adjourn** passed 5-0. The meeting was **adjourned** at 6:39PM.

Pete Saunders, Vice President

David Heinold, Secretary