



City of La Porte Plan Commission Meeting Minutes	
Tuesday, August 13, 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, August 13, 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 6:13 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
Councilman Drew Buchanan	Councilwoman Julie West	Craig Phillips, CDP Director
Vickie Gushrowski		David Heinold, City Planner
Miles Fettinger		Josette Schoof, Eng. Coor.

ITEM 3. Approval of Minutes: July 9, 2024 Meeting Minutes

Pete Saunders called for any changes or corrections to the July 9, 2024 Meeting Minutes. There being no changes or corrections to the meeting minutes, Councilman Drew Buchanan made a motion to **approve the July 9, 2024 Meeting Minutes** and the motion was seconded by Vickie Gushrowski. The motion passed 4-0.

ITEM 4. **ZONE MAP CHANGE #24-02 PETITION TO RE-ZONE FROM THE M1 LIGHT INDUSTRIAL DISTRICT TO THE M2 HEAVY INDUSTRIAL DISTRICT**
Petitioner: City of La Porte

Property Owner: Illinois Indiana Development Company, LLC

Location: Approximately located in the 3700 Block
on the west side of State Road 39 North

Staff Report: David Heinold



ITEM 4. Zone Map Change # 24-02 Petition

to Re-Zone from the M1 Light Industrial District
to the M2 Heavy Industrial District

Type of Request: Zone Map Change

Staff Report: David Heinold

APPLICANT

Name – City of La Porte (for Illinois Indiana Development Company, LLC)

PROPERTY OWNER

Name – Illinois Indiana Development Company, LLC

PREMISES AFFECTED

Parcel Number - 46-06-15-200-010.000-043 & 46-06-15-200-009.000-043 46-06-15-200-011.000-043 & 46-06-15-200-012.000-043 46-06-15-100-011.000-043				
Actual/approximate address or location from major streets – Approximately located in the 3700 Block on the west side of State Road 39 North				
Subdivision –			Lot Number(s) –	
Total Acreage – 104.20 Acres		Flood Zone on Site? – No		
Zoning of Subject Property – M1		Use of Subject Property – Vacant Lot/Agriculture		
Proposed Zoning – M2		Proposed Land Use – Industrial		
Zoning of Adjacent Properties	North: M1/R1B/B3	South: M1	East: B3	West: A
Land Use of Adjacent Properties	North: Residential/Toll Road	South: Light Industrial	East: Residential/Agriculture	West: Railroad/Agriculture

SUMMARY: The petitioner proposes to Re-Zone the subject property from the M1 Light Industrial District to the M2 Heavy Industrial District.

CONCURRENCE: The Zoning Ordinance allows for rezoning following a public hearing, Plan Commission review and recommendation, and adoption by the City Common Council.

HISTORY OF SITE: Per the site aerial image, the total area for the subject property is 104.20 acres and is currently zoned M1 (Light Industrial District). Historically, the property has been a vacant lot and agriculture. Currently, there are no structures on the subject property.

SITE REVIEW FINDINGS: Site Review is not required for Zone Map Change applications.

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 County Land Development Plan.

STAFF ANALYSIS:

The proposed rezoning would provide additional industrial development where it is possible to extend public utilities that is the most efficient use of land and minimizing the costs of public services. Staff finds that the proposed Re-Zone from the M1 Light Industrial District to the M2 Heavy Industrial District is appropriate for the surrounding area and generally compatible with the La Porte County Land Development Plan Strategic Goals and Objectives. The Plan encourages the expansion of manufacturing uses in planned urban expansion areas because of proximity to major highways and public utility services. The subject property is adjacent to the I80/90 Toll Road, State Road 39 North, and South Shore Freight Railroad that provides adequate buffer transitions from residential land uses in the surrounding areas. The proposed zoning change will be compatible with the current adjacent variety of industrial and railroad focused land uses along the west side of State Road 39 North.

STAFF RECOMMENDATION:

Staff finds that the proposed rezoning from M1 Light Industrial District to the M2 Heavy Industrial District is compatible with the Countywide Land Development Plan. Staff recommends **approval** of the Re-Zone request from the M1 Light Industrial District to the M2 Heavy Industrial District as described in the attached legal description for the four parcels of land.

Applicant and Staff Presentation

Vice President, Pete Saunders called for staff to explain the request.

Craig Phillips, Director of Community Development and Planning, presented a brief summary of the staff report and recommendation for the zone map change. Craig Phillips mentioned that Tony Kazakevich from South Shore Freight Illinois Indiana Company is present for any questions.

Public Testimony

Pete Saunders opened the meeting to public comment and called for public comments either for or against the zone map change.

Jose Rosario of 3643 North State Road 39 mentioned that his property is across the proposed zone map change. Jose Rosario asked who the Illinois Indiana Development Company is. Jose Rosario expressed concern of what the property will be used for and that he is particularly concerned about the screening of the property, along with access to the property.

Tony Kazakevich gave a brief description of what Illinois Indiana Development Company (IIDC) is. Tony Kazakevich mentioned that IIDC is a subsidiary of the parent company Anacostia Rail Holdings that owns the railroad. Tony Kazakevich mentioned that they do not have an impending customer for the property and that the purpose of the zone change request is for a future customer on the property. Tony Kazakevich stated that rail is focused on heavier industry companies and that the zone change to M2 is a step closer to getting a new customer on the property.

Councilman, Drew Buchanan asked if IIDC currently services other businesses there.

Tony Kazakevich mentioned that they serve several customers.

Craig Phillips mentioned that any use going into the M2 District will require the highest level of screening between industrial zoning and the adjacent southeast residential zoning with a slightly less intense landscape screening for properties zoned B3.

Jose Rosario asked about environmental protection.

Craig Phillips mentioned that depending on the use that some standards in the zoning ordinance require consideration of environmental restrictions.

Jose Rosario summarized his understanding of the responses to the concerns he had. Jose Rosario asked again about the plans for this location.

Councilman Drew Buchanan explained to Jose Rosario that the zone change request is the preliminary first step necessary.

Jose Rosario asked what the difference is between a variance and a change in zone.

Mark Worthley briefly explained the difference between a variance and a change in zone.

Jose Rosario asked what kind of things would need to be looked at by the Plan Commission to allow the city to change the zone.

Mark Worthley explained that the Plan Commission will compare the proposal for the zone map change against the comprehensive plan for the city while considering the most desirable use of the land.

Bert Cook, Executive Director of the La Porte Economic Advancement Partnership mentioned that Chicago South Shore is a huge partner with the La Porte Economic Advancement Partnership. Bert Cook explained that they work together to locate companies that fit best in certain areas.

Staff Presentation

David Heinold, City Planning, gave a brief overview of the goals of the plan to encourage expansion of manufacturing uses in planned urban expansion areas. David Heinold mentioned that staff findings for the M1 Light Industrial District to the M2 Heavy Industrial District is compatible with the countywide land development plan and that staff recommends approval of rezoning request from M1 Light Industrial District to M2 Heavy Industrial District.

Board Discussion/Action

Vickie Gushrowski made a motion to **approve Zone Map Change Petition #24-02 to re-zone the subject property from the M1 Light Industrial District to the M2 Heavy Industrial District** and the motion was seconded by Miles Fettingter. The motion passed 4-0.

Yea Pete Saunders Yea Vickie Gushrowski Absent Jerry Jackson
Yea Miles Fettingter Yea Drew Buchanan Absent Julie West

Zone Map Change Petition #24-02 – Favorable Recommendation

ITEM 5. Other Business

There was no public comment on non-agenda items.

ITEM 6. Adjournment

Miles Fettinger made a motion to **adjourn** and the motion was seconded by Councilman Drew Buchanan. A roll call vote was taken and the motion to **adjourn** passed 4-0. The meeting was **adjourned** at 6:32 pm.

Pete Saunders, Vice President

Josette Schoof, Secretary