



City of La Porte Plan Commission Meeting Minutes	
Wednesday, October 11, 2023 at 6:50 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 Wednesday, October 11, 2023 at the hour of 6:50 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 Miles Fettinger, Presiding Member, at 6:50 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:
Miles Fettinger, Presiding Member	Jerry Jackson, President	Mark Worthley, BZA Attorney
Vickie Gushrowski	Pete Saunders, Vice President	David Heinold, City Planner
Councilwoman Julie West	Dr. David Porter	Craig Phillips, CDP Director
Councilman Paul Vincent (via Zoom)		

ITEM 3. Approval of Minutes: September 12, 2023 Meeting Minutes

Miles Fettinger called for any changes or corrections to the September 12, 2023 Meeting Minutes. There being no changes or corrections to the meeting minutes, Vickie Gushrowski made a motion to **approve the September 12, 2023 Meeting Minutes** and the motion was seconded by Julie West. A roll call vote was taken and the motion passed 4-0.

ITEM 6 Zoning Text Amendment #23-01 Petition was moved to the beginning of the agenda.

ITEM 6. **ZONING TEXT AMENDMENT #23-01 PETITION TO ADD DATA STORAGE FACILITY TO THE LIST OF PERMITTED USES IN THE M1 AND M2 ZONING DISTRICTS AND ADD A DEFINITION FOR DATA STORAGE FACILITY TO THE 2017 CITY OF LA PORTE REVISED JOINT ZONING ORDINANCE**

Petitioner: City of La Porte

Staff Report: David Heinold

Staff Presentation

Miles Fettinger called for staff to explain the request.

David Heinold, City Planning, explained that the City of La Porte is requesting to add Data Storage Facility to the list of permitted uses in the M1 and M2 Zoning Districts under the Utilities category and add a definition for

Data Storage Facility as a text amendment to the 2017 City of La Porte Revised Joint Zoning Ordinance. David explained the proposed zoning text amendment in more detail for types of uses that are included in the definition of Data Storage Facility. David mentioned that the zoning text amendment was advertised in the Herald Dispatch on September 27, 2023 in accordance with the legal notification requirements for this request.

Craig Phillips, CDP Director, explained that the City is requesting this zoning text amendment to allow Data Storage Facilities as a permitted land use in the M1 and M2 Zoning Districts to allow possible future developments for similar uses in the City of La Porte.

Public Testimony

Miles Fettinger opened the meeting to public comment and called for public comments either for or against the zoning text amendment petition.

There being no further public comment, Miles Fettinger closed the floor to public comment.

Board Discussion/Action

Vickie Gushrowski made a motion for **favorable recommendation** to adopt Zoning Text Amendment #23-01 Petition and the motion was seconded by Julie West. A roll call vote was taken and the motion passed 4-0.

Zoning Text Amendment #23-01 Petition – Favorable Recommendation

ITEM 4. PRELIMINARY PLAT #23-02 PETITION

Petitioner: Black River Bells, LLC

Property Owner: J & K Commercial Rentals, LLC

Location: 1403 East Lincolnway

Staff Report: David Heinold

Applicant Presentation

Reid Jahns, Excel Engineers, identified himself as the representative for the petitioner and explained the Preliminary Plat request to separate the property into two lots in order to sell the smaller lot for a drive through restaurant. Mr. Jahns explained that the two lots will have two separate driveways and they are working with the Indiana Department of Transportation for driveway access to Lot 2 that is directly adjacent to East Lincolnway, or Indiana State Highway 2.

Staff Presentation

David Heinold, City Planning, provided a brief presentation of the staff report and recommendation.

Public Testimony

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

There being no further public comment, Miles Fettinger closed the floor to public comment.

Board Discussion/Action

Julie West made a motion for **favorable recommendation** of Preliminary Plat #23-02 Petition and the motion was seconded by Vickie Gushrowski. A roll call vote was taken and the motion passed 4-0.

Preliminary Plat #23-02 Petition – Favorable Recommendation

ITEM 5. **FINAL PLAT #23-02 PETITION**

Petitioner: Black River Bells, LLC

Property Owner: J & K Commercial Rentals, LLC

Location: 1403 East Lincolnway

Staff Report: David Heinold

Applicant Presentation

Reid Jahns, Excel Engineers, identified himself as the representative for the petitioner and explained the Final Plat request to separate the property into two lots in order to sell the smaller lot for a drive through restaurant. Mr. Jahns explained that the two lots will have two separate driveways and they are working with the Indiana Department of Transportation for driveway access to Lot 2 that is directly adjacent to East Lincolnway, or Indiana State Highway 2.

Staff Presentation

David Heinold, City Planning, provided a brief presentation of the staff report and recommendation.

Public Testimony

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

There being no further public comment, Miles Fettinger closed the floor to public comment.

Board Discussion/Action

Vickie Gushrowski made a motion for **favorable recommendation** of Final Plat #23-02 Petition and the motion was seconded by Julie West. A roll call vote was taken and the motion passed 4-0.

Final Plat #23-02 Petition – Favorable Recommendation

ITEM 7. Old Business

A. Trails, Greenways, and Blueways Master Plan Adoption

Staff Presentation

David explained the process for the Trails, Greenways, and Blueways Master Plan. He discussed the results of the public engagement workshops held over the past year and the amount of comments received as part of the plan process. He explained the elements of the Trails, Greenways, and Blueways Master Plan. He presented the recommendation to Plan Commission for adoption of the Trails, Greenways, and Blueways Master Plan as an amendment to the Countywide Land Development Plan that pertains to the City of La Porte.

Public Testimony

Miles Fettinger opened the floor for public testimony.

There was no public testimony and Miles Fettinger closed the floor to public testimony.

Board Discussion/Action

Vickie Gushrowski made a motion for **favorable recommendation** to adopt the Trails, Greenways, and Blueways Master Plan as an amendment to the Countywide Land Development Plan for La Porte County, Indiana as the Countywide Plan pertains to the City of La Porte and the motion was seconded by Julie West. A roll call vote was taken and the motion passed 4-0.

Trails, Greenways, and Blueways Master Plan Adoption – Favorable Recommendation

B. Request to withdraw Zone Map Change #23-02 Petition

David Heinold, City Planning, explained that the petitioner is requesting to withdraw Zone Map Change #23-02 Petition from consideration. This item will be withdrawn from future consideration at the petitioner's request.

ITEM 8. New Business

There was no new business.

ITEM 9. Other Business

A. Public Comments on Non-Agenda Items

There was no public comment on non-agenda items.

ITEM 10. Adjournment

Vickie Gushrowski made a motion to **adjourn** and the motion was seconded by Julie West. A roll call vote was taken and the motion to **adjourn** passed 4-0. The meeting was **adjourned** at 7:14 pm.

Miles Fettinger, Presiding Member

David Heinold, Secretary