



<b>City of La Porte Plan Commission Meeting Agenda</b>	
<b>Tuesday, February 13, 2024 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>

**MEETING NOTES:**

*Individuals needing assistance, pursuant to the Americans with Disabilities Act, should contact the City of La Porte Office of Community Development & Planning at (219) 362-8260 by 10:00 am, Friday, preceding the meeting to make any necessary arrangements.*

**Regular Meeting Agenda Items**

*Members of the public should understand the Plan Commission members may be unable to thoroughly review and consider materials delivered by the day of the public hearing. The order of business shall be:*

- A. Staff Report
- B. Applicant Presentation
- C. Public Comment
- D. Applicant Response
- E. Board Discussion/Action

- ITEM 1. Call Meeting to Order
- ITEM 2. Roll Call & Determination of Quorum
- ITEM 3. Election of Officers for 2024 (Chair and Vice Chair)
- ITEM 4. Approval of Minutes: December 12, 2023 Meeting Minutes
- ITEM 5. Findings of Fact Letter: December 12, 2023 Findings of Fact Letter
- ITEM 6. **ZONE MAP CHANGE PETITION #24-01 TO RE-ZONE FROM THE R1B SINGLE FAMILY RESIDENTIAL DISTRICT TO THE R1C, R2B, and R3A DISTRICTS AS LISTED IN THE ATTACHED LEGAL DESCRIPTION FOR EACH PARCEL**  
**Petitioner:** Duneland Group and Sloan Avenue Group  
**Property Owner:** Hester J.W. Muller Trustee Trust  
**Location:** Approximately located on the 1700 Block Park Street  
**Staff Report:** David Heinold
- ITEM 7. Old Business
- ITEM 8. New Business
  - a. Appoint Member to Downtown Design Standards Review Committee
- ITEM 9. Other Business
  - a. Public Comments on Non-Agenda Items
- ITEM 10. Adjournment



<b>City of La Porte Plan Commission Meeting Minutes</b>	
<b>Tuesday, December 12, 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, December 12, 2023 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 Jerry Jackson, President, at 6:04 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	Pete Saunders, Vice President	Mark Worthley, BZA Attorney
Miles Fettinger	Vickie Gushrowski	David Heinold, City Planner
Councilwoman Julie West	Councilman Paul Vincent	Craig Phillips, CDP Director
Dr. David Porter		

**ITEM 3. Approval of Minutes: October 11, 2023 Meeting Minutes**

Jerry Jackson called for any changes or corrections to the October 11, 2023 Meeting Minutes. There being no changes or corrections to the meeting minutes, Councilwoman Julie West made a motion to **approve the October 11, 2023 Meeting Minutes** and the motion was seconded by Miles Fettinger. A roll call vote was taken and the motion passed 4-0.

**ITEM 4. ZONE MAP CHANGE PETITION #23-03 TO RE-ZONE FROM THE A AGRICULTURE DISTRICT TO THE M1 LIGHT INDUSTRIAL DISTRICT**

Petitioner: C. L. Rhoads Corporation

Property Owner: same

Location: Approximately 0.75 mile southeast of the intersection  
at Indiana Avenue and East Boyd Boulevard

Staff Report: David Heinold

**Applicant Presentation**

Jerry Jackson called for the petitioner.

There was no one present for the zone map change petition.

### **Staff Presentation**

Jerry Jackson called for staff to explain the request.

David Heinold, City Planning, explained that C.L. Rhoads Corporation is requesting a Zone Map Change Petition to rezone two parcels of land totaling 274.34 acres that is located approximately 0.75 mile southeast of the intersection at Indiana Avenue and East Boyd Boulevard from the A Agriculture to the M1 Light Industrial District. Mr. Heinold presented a brief summary of the staff report and recommendation for the zone map change petition.

Miles Fettinger questioned why the subject property was chosen for this request.

Bert Cook, Executive Director of the La Porte Economic Advancement Partnership, explained the subject property highlighted in red on the presentation map is a voluntary annexation that is currently being heard by the City of La Porte Common Council. Mr. Cook explained that the City of La Porte Common Council takes under advisement the recommendation of the City of La Porte Plan Commission for the proposed zoning of the subject property involved in the voluntary annexation request.

Councilwoman Julie West questioned if there are any houses in the area.

Mr. Cook explained that there are a few houses in the area along East 250 South located immediately south of the subject property for this zone map change. Mr. Cook mentioned that the City of La Porte recently annexed the property on Boyd Boulevard to the north of the subject property two years ago.

Miles Fettinger questioned if public utilities are accessible in the area.

Mr. Cook explained that public utilities are present along East Boyd Boulevard directly north of the subject property.

### **Public Testimony**

Jerry Jackson opened the meeting to public comment and called for public comments either for or against the zone map change petition.

Sue Howell, 2611 South Highway 35, asked if the proposed rezoning is located on the north or south side of East 250 South. Miles Fettinger explained that the subject property is located to the north of East 250 South.

There being no further public comment, Jerry Jackson closed the floor to public comment.

### **Board Discussion/Action**

Councilwoman Julie West made a motion for **favorable recommendation** to approve Zone Map Change #23-03 Petition to re-zone from the A Agriculture to the M1 Light Industrial District and the motion was seconded by Dr. David Porter. A roll call vote was taken and the motion passed 4-0.

### **Zone Map Change #23-03 Petition – Favorable Recommendation**

ITEM 7. Old Business

There was no old business.

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

Miles Fettinger made a motion to **adjourn** and the motion was seconded by Dr. David Porter. A roll call vote was taken and the motion to **adjourn** passed 4-0. The meeting was **adjourned** at 6:14 pm.

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Jerry Jackson, President

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David Heinold, Secretary

December 12, 2023

Hon. Tom Dermody  
Mayor  
City of La Porte  
801 Michigan Avenue  
La Porte, Indiana 46350



Mark Worthley, Attorney  
610 Monroe Street  
La Porte, IN 46350

E: mark@worthleylegal.com  
T: (219) 575-8565  
F: (866) 702-7562

Re: December 12, 2023 Regular Meeting of the City of La Porte Plan Commission

Dear Mayor Dermody,

At the December 12, 2023, regular meeting of the City of La Porte Plan Commission, C. L. Rhoads Corporation, submitted a petition for zone map change.

After a Public Hearing, the petition for Zone Map Change was considered by the Plan Commission and received a FAVORABLE RECOMMENDATION.

The Petition, Meeting Minutes, Notice documentation and all other items presented to the Plan Commission are attached to this letter.

Thank you,

A handwritten signature in black ink that reads 'Mark Worthley'.

Mark Worthley | Attorney at Law

cc: David Heinold & Nick Otis



**ITEM 6. Zone Map Change # 24-01 Petition**

to Re-Zone from the R1B Single Family Residential District to the R1C, R2B, and R3A Districts as Listed in the Attached Legal Description for each Described Parcel of Land

**Type of Request:** Zone Map Change

**Staff Report:** David Heinold

**APPLICANT**

Name – Duneland Group and Sloan Avenue Group

**PROPERTY OWNER**

Name – Hester J.W. Muller Trustee Group

**PREMISES AFFECTED**

Parcel Number - 46-06-25-126-006.000-043 & 46-06-25-151-015.000-043				
Actual/approximate address or location from major streets – Approximately located on the 1700 Block Park Street				
Subdivision –			Lot Number(s) –	
Total Acreage – 34.23 Acres		Flood Zone on Site? – No		
Zoning of Subject Property – R1B		Use of Subject Property – Wooded Vacant Lot		
Proposed Zoning – R1C, R2B, and R3A		Proposed Land Use – Residential		
Zoning of Adjacent Properties	North: R1B	South: R1B	East: M2	West: R1B
Land Use of Adjacent Properties	North: Single Family Residential	South: Single Family Residential/ Cemetery	East: Agriculture	West: Single Family Residential

**SUMMARY:** The petitioner proposes to Re-Zone the two parcels from the R1B Single Family Residential District into three separate zoning districts as described in the attached legal description. Specifically, the three proposed zoning districts are R1C, R2B, and R3A.

**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 34.23 acres and is currently zoned R1B (Single Family Residential District). Historically, the property has been a vacant wooded lot. 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.

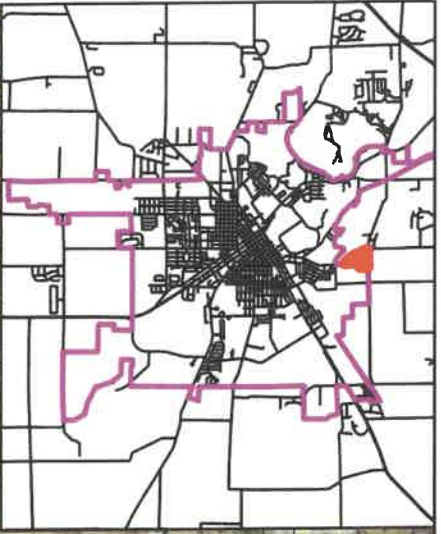
**STAFF ANALYSIS:**

The proposed rezoning would provide additional residential 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 R1B Single Family Residential District to the R1C, R2B, and R3A Districts 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 residential uses in planned urban expansion areas because of proximity to major highways and public utility services.

**STAFF RECOMMENDATION:**

Staff finds that the proposed rezoning from R1B District to R1C, R2B, and R3A Districts is compatible with the Countywide Land Development Plan. Staff recommends **approval** of the Re-Zone request from the R1B Single Family Residential District to the R1C, R2B, and R3A Districts as described in the attached legal description for the two parcels of land.





# Zone Map Change #24-01

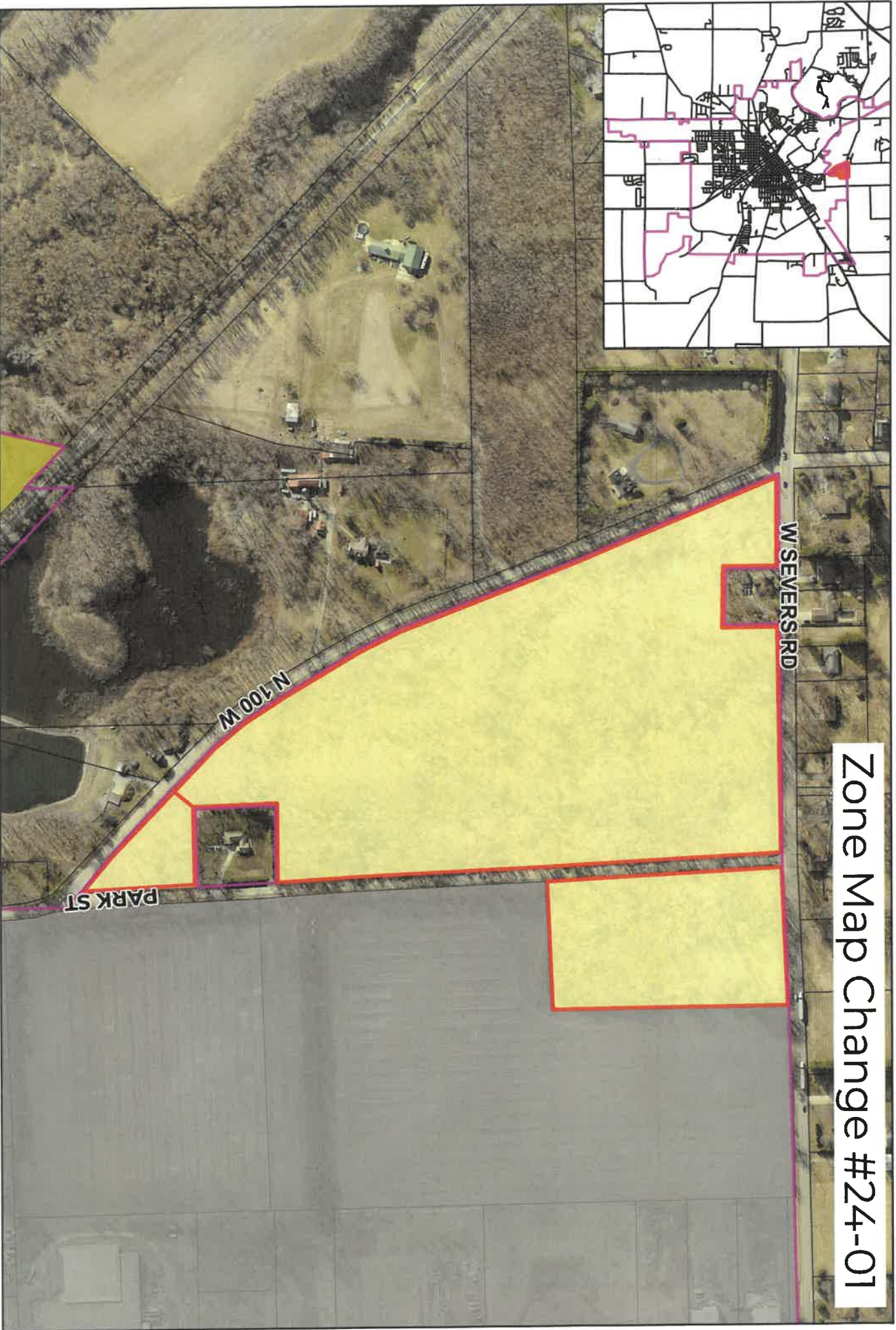


-  Subject Property
-  City Limits





# Zone Map Change #24-01



## City of La Porte Plan Commission City Zoning Map

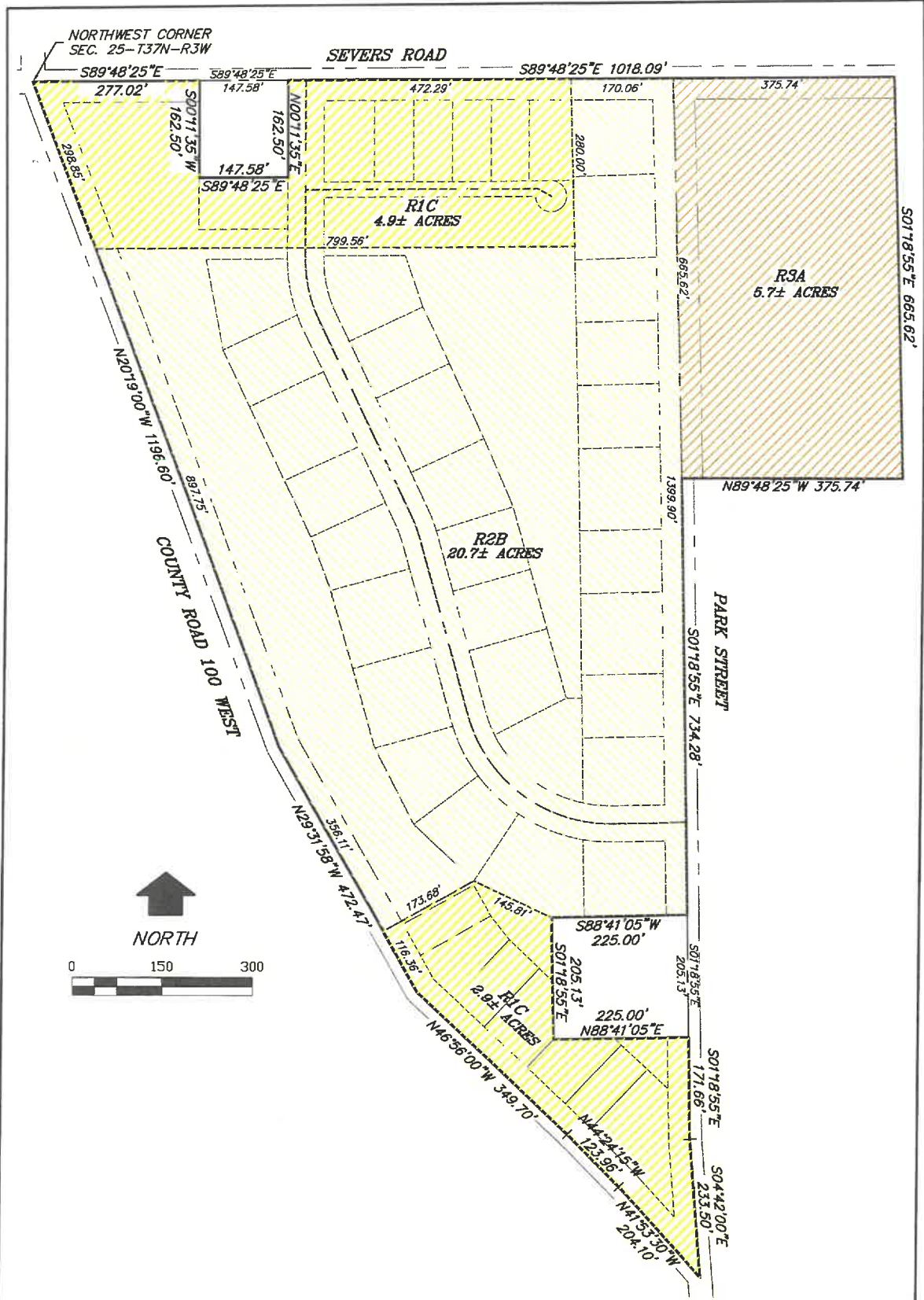
 Subject Property  
 City Limits

 M2  
 R1B  
 R1C



Date Created: January 29, 2024  
Created By: David Heinrich  
Document Path: \\city-planning\GIS\Map Requests\Plan Commission\2024\24-01  
Map Disclaimer: This product is for informational purposes only. The information should be reviewed and verified against the primary data and information sources to ascertain the usability of the information.





THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

## LAPORTE TRIANGLE PROJECT ZONING EXHIBIT

REVISIONS	BY

**DUNELAND GROUP**  
ENGINEERING & SURVEYING  
1498 POPE COURT  
CHESTERTON, INDIANA 46304  
219-926-1007 fax 219-926-1544  
E-MAIL: dg@dunelandgroup.com

DATE	01/24/2024
SCALE	1"=150'
DRAWN	TDS/DGI
CHECKED	3139
SHEET	<b>1</b>

## PROPOSED "R1C" ZONING:

Part of the Northwest Quarter of Section 25, Township 37 North, Range 3 West, Second Principal Meridian, LaPorte County, Indiana and being more particularly described as follows:

Beginning at the Northwest corner of said Northwest Quarter; thence South 89 degrees 48 minutes 25 seconds East, 277.02 feet along the North line of said Northwest Quarter; thence South 00 degrees 11 minutes 35 seconds West, 162.50 feet along the west line of an adjoining tract; thence South 89 degrees 48 minutes 25 seconds East, 147.58 feet along the south line of an adjoining tract; thence North 00 degrees 11 minutes 35 seconds East, 162.50 feet along the east line of an adjoining tract; thence South 89 degrees 48 minutes 25 seconds East, 472.29 feet along the North line of said Northwest Quarter; thence South 01 degrees 18 minutes 55 seconds East, 280.00 feet; thence North 89 degrees 48 minutes 25 seconds West, 799.56 feet; thence North 20 degrees 19 minutes 00 seconds West, 298.85 feet along the centerline of County Road 100 West to the point of beginning, containing 4.9 acres, more or less.

ALSO

Part of the Northwest Quarter of Section 25, Township 37 North, Range 3 West, Second Principal Meridian, LaPorte County, Indiana and being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence South 20 degrees 19 minutes 00 seconds East, 1196.60 feet along the centerline of County Road 100 West; thence South 29 degrees 31 minutes 58 seconds East, 356.11 feet along the centerline of said County Road 100 West, to the point of beginning of this description; thence North 60 degrees 28 minutes 02 seconds East, 173.68 feet; thence South 64 degrees 52 minutes 46 seconds East, 145.81 feet; thence South 01 degrees 18 minutes 55 seconds East, 205.13 feet along the west line of an adjoining tract; thence North 88 degrees 41 minutes 05 seconds East, 225.00 feet along the south line of an adjoining tract; thence South 01 degrees 18 minutes 55 seconds East, 171.66 feet along the centerline of Park Street; thence South 04 degrees 42 minutes 00 seconds East, 233.50 feet along the centerline of Park Street; thence North 41 degrees 53 minutes 30 seconds West, 204.10 feet along the centerline of County Road 100 West; thence North 44 degrees 24 minutes 15 seconds West, 123.96 feet along the centerline of County Road 100 West; thence North 46 degrees 56 minutes 00 seconds West, 349.70 feet along the centerline of County Road 100 West; thence North 29 degrees 31 minutes 58 seconds West, 116.36 feet along the centerline of County Road 100 West to the point of beginning, containing 2.9 acres, more or less.

## **PROPOSED "R2B" ZONING:**

Part of the Northwest Quarter of Section 25, Township 37 North, Range 3 West, Second Principal Meridian, LaPorte County, Indiana and being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence South 20 degrees 19 minutes 00 seconds East, 298.85 feet along the centerline of County Road 100 West to the point of beginning; thence South 89 degrees 48 minutes 25 seconds East, 799.56 feet; thence North 01 degrees 18 minutes 55 seconds West, 280.00 feet; thence South 89 degrees 48 minutes 25 seconds East, 170.06 feet along the North line of said Northwest Quarter; thence South 01 degrees 18 minutes 55 seconds East, 1,399.90 feet along the centerline of Park Street; thence South 88 degrees 41 minutes 05 seconds West, 225.00 feet along the north line of an adjoining tract; thence North 64 degrees 52 minutes 46 seconds West, 145.81 feet; thence South 60 degrees 28 minutes 02 seconds West, 173.68 feet; thence North 29 degrees 31 minutes 58 seconds West, 356.11 feet along the centerline of County Road 100 West; thence North 20 degrees 19 minutes 00 seconds West, 897.75 feet along the centerline of County Road 100 West to the point of beginning, containing 20.7 acres, more or less.

## **PROPOSED "R3A" ZONING:**

Part of the Northwest Quarter of Section 25, Township 37 North, Range 3 West, Second Principal Meridian, LaPorte County, Indiana and being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence South 89 degrees 48 minutes 25 seconds East, 1066.95 feet along the North line of said Northwest Quarter to the point of beginning; thence South 89 degrees 48 minutes 25 seconds East, 375.74 feet along the North line of said Northwest Quarter; thence South 01 degrees 18 minutes 55 seconds East, 665.62 feet; thence North 89 degrees 48 minutes 25 seconds West, 375.74 feet; thence North 01 degrees 18 minutes 55 seconds West, 665.62 feet along the centerline of Park Street to the point of beginning, containing 5.7 acres, more or less.

## Attachment D: Standards for Evaluating a Zone Map Change

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The PC's recommendation and the City Council's decision shall be based upon how each of the following statutory requirements is justified in the request. Use this form or attach a separate sheet that thoroughly itemizes, explains, and justifies each of the following criteria:

**1. The requested zoning change is consistent with the Comprehensive Plan because...**

The Countywide Land Development states a general objective for the City of La Porte to encourage increased density of development where it is possible in planned urban expansion to extend public sewer that results in more efficient use of land and reduces costs of public services.

**2. The requested zoning change will not have a negative impact on the current conditions and the character of current structures and uses in each district because...**

The proposed zoning change from the R1B District to the R1C, R2B, and R3A Districts will not have a negative impact on the surrounding single family residential homes and adjacent industrial zoning parcels because there will be appropriate transition areas with single family residential homes along N 100 W as well as Severs Rd. The area adjacent to Park Street will consist of townhomes and multi-unit apartment dwellings.

**3. The requested zoning change will result in the most desirable use for which the land in each district is adapted because...**

The proposed zoning change is separated into different areas of single family residential homes along N 100 W and Severs Rd adjacent to existing single family residential homes. The remainder of land along Park Street will consist of townhomes on the west side and multi-unit apartment dwellings on the east near the adjacent industrial zoning parcels. The proposed zoning change results in the most desirable uses in each zoning district that minimize land use conflicts on adjacent parcels.

**4. The requested zoning change will not negatively affect the property values throughout the City of La Porte because...**

The proposed zoning change will not negatively affect property values throughout the City of La Porte because a properly planned urban residential development with appropriate land use transitions to existing land uses. The proposed residential development will meet a demonstrated need in the community to provide additional housing within city limits as identified in the City of La Porte Initiative Housing Study. The proposed zoning change promotes future residential growth on other properties throughout the City of La Porte.

**5. The requested zoning change promotes responsible development and growth because...**

The proposed zoning change promotes responsible development and growth because the subject property is located in an area adjacent to existing public services, which results in an efficient use of land and reduces the cost of providing public services to the proposed residential development. The Countywide Land Development Plan encourages this type of residential infill development where public services can be provided in planned urban expansion areas for both single family residential and townhomes.



## NOTICE OF PUBLIC HEARING

You are hereby notified that the City of La Porte Plan Commission will conduct a public hearing on Tuesday, February 13, 2024 at 6:00 pm in the La Porte City Hall, 801 Michigan Avenue, La Porte, IN 46350. Duneland Group is requesting a Zone Map Change from the R1B Single Family Residential District to R1C Single Family Residential District on the property legally described as: Part of the Northwest Quarter of Section 25, Township 37 North, Range 3 West, Second Principal Meridian, LaPorte County, Indiana and being more particularly described as follows: Beginning at the Northwest corner of said Northwest Quarter; thence South 89 degrees 48 minutes 25 seconds East, 277.02 feet along the North line of said Northwest Quarter; thence South 00 degrees 11 minutes 35 seconds West, 162.50 feet along the west line of an adjoining tract; thence South 89 degrees 48 minutes 25 seconds East, 147.58 feet along the south line of an adjoining tract; thence North 00 degrees 11 minutes 35 seconds East, 162.50 feet along the east line of an adjoining tract; thence South 89 degrees 48 minutes 25 seconds East, 472.29 feet along the North line of said Northwest Quarter; thence South 01 degrees 18 minutes 55 seconds East, 280.00 feet; thence North 89 degrees 48 minutes 25 seconds West, 799.56 feet; thence North 20 degrees 19 minutes 00 seconds West, 298.85 feet along the centerline of County Road 100 West to the point of beginning, containing 4.9 acres, more or less. ALSO Part of the Northwest Quarter of Section 25, Township 37 North, Range 3 West, Second Principal Meridian, LaPorte County, Indiana and being more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 20 degrees 19 minutes 00 seconds East, 1196.60 feet along the centerline of County Road 100 West; thence South 29 degrees 31 minutes 58 seconds East, 356.11 feet along the centerline of said County Road 100 West, to the point of beginning of this description; thence North 60 degrees 28 minutes 02 seconds East, 173.68 feet; thence South 64 degrees 52 minutes 46 seconds East, 145.81 feet; thence South 01 degrees 18 minutes 55 seconds East, 205.13 feet along the west line of an adjoining tract; thence North 88 degrees 41 minutes 05 seconds East, 225.00 feet along the south line of an adjoining tract; thence South 01 degrees 18 minutes 55 seconds East, 171.66 feet along the centerline of Park Street; thence South 04 degrees 42 minutes 00 seconds East, 233.50 feet along the centerline of Park Street; thence North 41 degrees 53 minutes 30 seconds West, 204.10 feet along the centerline of County Road 100 West; thence North 44 degrees 24 minutes 15 seconds West, 123.96 feet along the centerline of County Road 100 West; thence North 46 degrees 56 minutes 00 seconds West, 349.70 feet along the centerline of County Road 100 West; thence North 29 degrees 31 minutes 58 seconds West, 116.36 feet along the centerline of County Road 100 West to the point of beginning, containing 2.9 acres, more or less; located all in Section 25-T37N-R3W, Center Township) (Tax Parcel ID 460625126006000043 and 460625151015000043).

Duneland Group is requesting a Zone Map Change from the R1B Single Family Residential District to R2B Townhouse Residential District on the property legally described as: Part of the Northwest Quarter of Section 25, Township 37 North, Range 3 West, Second Principal Meridian, LaPorte County, Indiana and being more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 20 degrees 19 minutes 00 seconds East, 298.85 feet along the centerline of County Road 100 West to the point of beginning; thence South 89 degrees 48 minutes 25 seconds East, 799.56 feet; thence North 01 degrees 18 minutes 55 seconds West, 280.00 feet; thence South 89 degrees 48 minutes 25 seconds East, 170.06 feet along the North line of said Northwest Quarter; thence South 01 degrees 18 minutes

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Duneland Group is requesting a Zone Map Change from the R1B Single Family Residential District to R3A Low-Rise Multiple Family Residential District on the property legally described as: Part of the Northwest Quarter of Section 25, Township 37 North, Range 3 West, Second Principal Meridian, LaPorte County, Indiana and being more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 89 degrees 48 minutes 25 seconds East, 1066.95 feet along the North line of said Northwest Quarter to the point of beginning; thence South 89 degrees 48 minutes 25 seconds East, 375.74 feet along the North line of said Northwest Quarter; thence South 01 degrees 18 minutes 55 seconds East, 665.62 feet; thence North 89 degrees 48 minutes 25 seconds West, 375.74 feet; thence North 01 degrees 18 minutes 55 seconds West, 665.62 feet along the centerline of Park Street to the point of beginning, containing 5.7 acres, more or less; located all in Section 25-T37N-R3W, Center Township) (Tax Parcel ID 460625126006000043).

In accordance with the Americans With Disabilities Act, if anyone wishes to attend the public hearing on the above referenced matter and is in need of reasonable accommodation in order to hear, present evidence, or participate in the proceedings at the public hearing on this matter, please contact the Administrator at (219) 362-8260 by 10:00 am, Friday, preceding the meeting to make any necessary arrangements. The petition and file on this matter is available for examination by contacting the Administrator at (219) 362-8260 or email [dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov). Comments regarding this petition may be submitted at any time. Information to be considered in the Staff Report and distributed to the Plan Commission members in advance of the meeting must be received seven (7) days prior to the hearing and must be sent to the City Planner, David Heinold at ([dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov)), La Porte City Hall, 801 Michigan Avenue, La Porte, IN 46350

Dated: January 29, 2024

Submitted by:

City of La Porte  
David Heinold, City Planner  
Office of Community Development & Planning  
[dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov)  
801 Michigan Avenue  
La Porte, IN 46350

## NOTICE OF PUBLIC HEARING

Dear Adjoining Property Owner,

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170.06 feet along the North line of said Northwest Quarter; thence South 01 degrees 18 minutes 55 seconds East, 1,399.90 feet along the centerline of Park Street; thence South 88 degrees 41 minutes 05 seconds West, 225.00 feet along the north line of an adjoining tract; thence North 64 degrees 52 minutes 46 seconds West, 145.81 feet; thence South 60 degrees 28 minutes 02 seconds West, 173.68 feet; thence North 29 degrees 31 minutes 58 seconds West, 356.11 feet along the centerline of County Road 100 West; thence North 20 degrees 19 minutes 00 seconds West, 897.75 feet along the centerline of County Road 100 West to the point of beginning, containing 20.7 acres, more or less; located all in Section 25-T37N-R3W, Center Township) (Tax Parcel ID 460625126006000043).

Duneland Group is requesting a Zone Map Change from the R1B Single Family Residential District to R3A Low-Rise Multiple Family Residential District on the property legally described as: Part of the Northwest Quarter of Section 25, Township 37 North, Range 3 West, Second Principal Meridian, LaPorte County, Indiana and being more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 89 degrees 48 minutes 25 seconds East, 1066.95 feet along the North line of said Northwest Quarter to the point of beginning; thence South 89 degrees 48 minutes 25 seconds East, 375.74 feet along the North line of said Northwest Quarter; thence South 01 degrees 18 minutes 55 seconds East, 665.62 feet; thence North 89 degrees 48 minutes 25 seconds West, 375.74 feet; thence North 01 degrees 18 minutes 55 seconds West, 665.62 feet along the centerline of Park Street to the point of beginning, containing 5.7 acres, more or less; located all in Section 25-T37N-R3W, Center Township) (Tax Parcel ID 460625126006000043).

In accordance with the Americans With Disabilities Act, if anyone wishes to attend the public hearing on the above referenced matter and is in need of reasonable accommodation in order to hear, present evidence, or participate in the proceedings at the public hearing on this matter, please contact the Administrator at (219) 362-8260 by 10:00 am, Friday, preceding the meeting to make any necessary arrangements. The petition and file on this matter is available for examination by contacting the Administrator at (219) 362-8260 or email [dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov). Comments regarding this petition may be submitted at any time. Information to be considered in the Staff Report and distributed to the Plan Commission members in advance of the meeting must be received seven (7) days prior to the hearing and must be sent to the City Planner, David Heinold at ([dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov)), La Porte City Hall, 801 Michigan Avenue, La Porte, IN 46350

Dated: January 29, 2024

Submitted by:

City of La Porte  
David Heinold, City Planner  
Office of Community Development & Planning  
[dheinold@cityoflaportein.gov](mailto:dheinold@cityoflaportein.gov)  
801 Michigan Avenue  
La Porte, IN 46350

Imes Robert E & Sharon K  
911 W 200 N  
La Porte, IN 46350

Knipe Brooke and Brandon Fetters JTWROS  
897 W 200 N  
La Porte, IN 46350

Ott David & Becky  
1966 N 100 W  
La Porte, IN 46350

Rogers Carrie A  
865 W 200 N  
La Porte, IN 46350

Slacanin James J & Louanne  
843 W 200 N  
La Porte, IN 46350

Williams Brandon K  
805 W 200 N  
La Porte, IN 46350

Hirst Colleen N Trustee Trust  
2065 N 100 W  
La Porte, IN 46350

Saunders Russell G & Nadine E  
955 W 200 N  
La Porte, IN 46350

Perez Adolfo and Olivia  
705 Philadelphia St  
La Porte, IN 46350

Mark Jonathan P & Kaleena J  
791 W 200 N  
La Porte, IN 46350

Findley Charles W & Jennifer A  
936 W 200 N  
La Porte, IN 46350

Pruden Michael F and Patricia A Life Estate Trust  
1664 N 100 W  
La Porte, IN 46350

Laporte Llc  
% Link Logistics  
P O Box 2980  
Chicago, IL 60690

Wallenius Eric W & Diane M  
1766 N 100 W  
La Porte, IN 46350

Secretary of Veterans Affairs Officer of  
United States of America  
3401 W End Ave, Suite 760 W  
Nashville, TN 37203

Whorwell Dennis R & Luann S For Life Trustees Trust  
1688 N Park Rd  
La Porte, IN 46350

1698 LLC  
1664 N 100 W  
La Porte, IN 46350

Heronk Llc  
7814 Belmont Ave  
Hammond, IN 46324

Jaeger Holding LLC  
115 Koomler Dr  
La Porte, IN 46350

Etchison Kenneth & Glenna Annette Etchison  
2011 N 100 W  
La Porte, IN 46350

Cemetery Quaker  
% Center Township Trustee  
1700 Lincolnway #6  
La Porte, IN 46350





**RZ-24-1**  
 Plan Commission - Zone  
 Map Change Application  
 Status: Active  
 Submitted On: 1/25/2024

**Primary Location**  
 ,  
 Owner

**Applicant**  
 No applicant

### Internal Review

**File Date**

01/24/2024

**Petition Number**

2024-RZ-01

**Date of PC Meeting**

02/13/2024

**Site Review required?**

**Deferred Date (if needed)**

-

**Decision**

-

**Date of Council Meeting**

-

**Decision**

-

**Site Review Date**

-

**Site Review Meeting Notes Upload**



No File Uploaded

**Conditions of Approval (if applicable)**

 Meeting Notes/Summary

## Applicant Information

**Name\***

Angelica Illanes

**Street Address\***

1498 Pope Court

**City, State, Zip Code\***

Chesterton, IN 46304

**Primary Contact regarding this Petition\***

Angelica Illanes

**Phone Number\***

219-926-1007

**Email Address\***

aillanes@dunelandgroup.com

**Engineer Preparing Plans**

**Email Address**

**Others to be Notified**

**Email**

**Applicant is:\*** 

Other (please specify below)

**Other**

Engineer

## Property Owner Information (if different from above)

**Name**

John Kavchak

**Street Address**

**Phone Number**

**City, State, Zip Code**

**Email Address**

john@sloaneavenuegroup.com

## Premises Information

**Parcel ID Number\***

460625126006000043 and 460625151015000043

**Address or General Location\***

Approximately located on the 1700 Block Park Street

**Total Acreage\***

7.8

**Flood Zone?\***

No

**Current Zoning\***

R1B Single Family Residential

**Current Land Use\***

Wooded Vacant Lot

**Proposed Zoning\***

R1C Single Family Residential

**Parcel ID Number\***

460625126006000043

**Address or General Location\***

Approximately located on the 1700 Block Park Street

**Total Acreage\***

20.7

**Flood Zone?\***

No

**Current Zoning\***

R1B Single Family Residential

**Current Land Use\***

Wooded Vacant Lot

**Proposed Zoning\***

R2B Townhouse Residential

**Parcel ID Number\***

460625126006000043

**Address or General Location\***

Approximately located on the 1700 Block Park Street

**Total Acreage\***

5.7

**Flood Zone?\***

No

**Current Zoning\***

R1B Single Family Residential

**Current Land Use\***

Wooded Vacant Lot

**Proposed Zoning\***

R3A Low-Rise Multifamily Residential

## Zoning of Adjacent Properties

North\*

R1B

South\*

R1B

East\*

M2

West\*

R1B

## Land Use of Adjacent Properties

North\*

Residential

South\*

Residential

East\*

Manufacturing

West\*

Residential

## Applicant Signature

Applicant's Signature\*

Angelica Illanes  
Jan 29, 2024

Date\*

01/24/2024

## Property Owner Signature

Property Owner Signature

John Kavchak  
Jan 25, 2024

Date

01/24/2024