

Burns Harbor Advisory Plan Commission

Minutes of Monday, April 7, 2025

The Advisory Plan Commission of the Town of Burns Harbor, Porter County, Indiana, met in a regular session on Monday, April 7, 2025, at the Burns Harbor Town Hall. The meeting was called to order by Advisory Plan Commission President Jeremy McHargue at 6:00 pm.

The Pledge of Allegiance to the American Flag was recited.

Roll Call:

Jeremy McHargue	Present
Bernie Poparad	Present
Roseann Bozak.....	Absent
Travis Dunlap	Present
Gordon McCormick	Present
Michelle Watkins	Present
Aaron Adcock.....	Present

Additional Officials Present

Attorney Clay Patton, Karnerblue Consultant Tina Rongers, and Building Commissioner Joe Lawson

Also Present

John Kavchak with Sloane Avenue Group and residents of the Town of Burns Harbor

Minutes

McCormick made a motion to approve the minutes of March 3, 2025. Watkins seconded the motion. Poparad- Aye, Dunlap- Aye, McCormick- Aye, Adcock- Aye, Bozak- Absent, Watkins- Abstain, McHargue- Aye. Motion passed.

Communication, Bills, Expenditures

Town Code Updates

Nothing to report.

Report of Officers, Committee, Staff

McHargue stated, I did sign all of the plats and surveys regarding Putman Builders.

Old Business

Nothing to report

New Business

Review: Bonds, Maintenance Guarantees, Letters of Credit

Nothing to report.

Building Department Fee Schedule

Building Commissioner Lawson stated, I proposed to address the fee schedule, and I asked that residential use in 15-5 be excluded for the year. Let the current prices stay as is, and the adjusted

prices start in 2026. The adjustments made there would primarily only affect commercial and industrial projects. McHargue stated, just to be clear, you are just talking about the downtown district and RC2 for residential use properties. Commissioner Lawson stated yes. A discussion was held regarding the proposed fee schedule. McHargue asked the board to review the proposed fee schedule and, if they have any issues or suggestions, to reach out to Commissioner Lawson between now and the next meeting. We can then have a final discussion and maybe make a recommendation to the Town Council in one way or the other.

Sloane Avenue Group- 28 Acre Westport Site Residential-Commercial PUD Introduction

Karnerblue Consultant Tina Rongers stated, we are just wanting to give introductions this evening to a developer that is interested in the Westport site, located across the street from Town Hall. The Town of Burns Harbor, through the Redevelopment Commission, assembled that land over three years and purchased it from the Duneland School Corporation in 2019. Since then, we have had some master planning done on that site, and the development did not go through post-COVID. We are excited to be able to present a developer who is interested in the site, consistent with the comp plan. It is a mix of residential and commercial, so I would like to allow you to meet John Kavchak with Sloane Avenue Group. Kavchak stated, as Tina just said, that we are very interested in the Westport site. We have spent a lot of time already talking to some of the members of the community and the Redevelopment Commission about the background of the site and the goals of the Town of Burns Harbor. We are not new to Northwest Indiana and have developments in some of the surrounding communities. For this site specifically, we would be looking for mostly residential, single-family homes. We have 71 lots that are a pretty good size. They are 46 feet wide by 125 feet deep, and they are located on both sides of the trail. We also have an 8,000 square foot retail space on the Southwest corner, which has over 70 parking spots. We think this would build the community, having this retail space for coffee shops or restaurants. For this development, we are partnering with Lennar. They are the 2nd largest home builder in the country, so we do a lot of partnering with Lennar for the actual construction of the homes. One of our goals is to balance affordability and velocity, and space for people in this day and age. Rongers stated this would be the first new development on the Marquette Greenway within Northwest Indiana. Rongers informed the board about the Marquette Greenway trail and the surrounding areas.

McHargue stated that this is a tough piece of property with a pipeline to develop, so this site plan is impressive. I like the fact that at least it loops, and you can return out instead of having a couple of dead-end streets. McCormick stated that my biggest concern is having only one way in and out. There needs to be access to Westport Road from there. A discussion was held regarding the pipeline on the property. Kavchak stated that we are happy to look into this and work with the Planning Commission. Attorney Patton asked who would manage the retail space. Kavchak stated we would build the retail space ourselves, and it would probably be a lease situation where the tenant would manage their unit themselves. Dunlap asked how they would go about maintaining the park and grounds. Kavchak stated that an HOA would be created for various parts of the community.

Sharon Hansen, 288 Riverside Dr. – Hansen asked who would be responsible for any infrastructure upgrades. Kavchak stated that typically, when we build something, we need to turn it over to the city, like a public road or something like that. McHargue stated in different subdivisions at some point the roadways would become town property. When roads would have to be replaced or anything else, it would be the Town of Burns Harbor to maintain them. A discussion was held regarding the size of roadways.

Kavchak thanked the Plan Commission for allowing them to introduce themselves and talk about their ideas.

Good of the Order and Any Other Business

Announcements

None

Adjournment

Watkins made a motion to adjourn at 6:37 p.m. Poparad seconded the motion. Poparad-Aye, Adcock-Aye, McCormick-Aye, Dunlap-Aye, Watkins- Aye, Bozak- Absent, McHargue-Aye.

**Motion
passed.**

Approved May 5, 2025

Jeremy McHargue, President

Jill Sherrill, Secretary