

Burns Harbor Advisory Plan Commission

Minutes of Monday, May 6, 2024

The Advisory Plan Commission of the Town of Burns Harbor, Porter County, Indiana met in a regular session on Monday, May 6, 2024, at the Burns Harbor Fire Department. 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.....	Present via Zoom
Travis Dunlap	Present
Gordon McCormick	Present
Nicole Migliorini	Present
Aaron Adcock.....	Present

Additional Officials Present

Attorney-Clay Patton; Secretary-Jill Sherrill; and Building Commissioner- Chuck Hansen.

Also Present

Matt Ray- Architect for Taco Bell and Adam McAlpine- McAlpine Consulting, LLC.

Minutes

Migliorini made a motion to approve the minutes of April 1, 2024. McCormick seconded the motion. Poparad-Aye, Dunlap-Aye, McCormick-Aye, Adcock-Aye, Migliorini-Aye, Bozak-Aye, McHargue-Aye Motion passed.

Communication, Bills, Expenditures

Town Code Updates

Nothing to report.

Report of Officers, Committee, Staff

Nothing to report.

Public Hearing

Town Code: Chapter 15 Temporary Uses

McHargue opened the Public Hearing and presented the Ordinance. Public Hearing is in regards to amending the text in Chapter 15 Zoning Concerning Temporary Uses within the Town of Burns Harbor, Indiana.

McHargue asked for public comment in favor. There were no comments in favor.

McHargue asked for public comment in opposition. There were no comments in opposition.

McHargue closed the public hearing at 6:03 p.m.

McHargue asked if there was any discussion.

McCormick made a motion to send a favorable recommendation to amend the text in Chapter 15 concerning Temporary Uses to the Town Council. Migliorini seconded the motion. Poparad-Aye, Bozak-Aye, Dunlap-Aye, McCormick-Aye, Adcock-Aye, Migliorini-Aye, McHargue-Aye. Motion passed.

Old Business

Taco Bell

Ray stated I have our civil engineer, Adam McAlpine, on the meeting and he has done some research on the site with INDOT and wetlands. McAlpine stated I am the civil engineer working on this project with Matt Ray. I've been looking into the site and I've coordinated with INDOT and examined the property. Based on my observations there is an area in the middle of the property that appears to be holding water. My recommendation to my client was to stick with the current layout shown and use the access drive at the northeast end of the property. I reached out to INDOT, showed them the site layout, and got their thoughts. They did not have any concerns about the location of the drive relative to the road on the opposite side of US Hwy 20. They did express to me that there was a desire for a southern connection to Old Porter Road. I am working on the site plans, and once done I will be able to coordinate with the Town of Burns Harbor further. Ray stated we would like to explore the alternate drive to Old Porter Road, but I know there was some pushback in the first meeting. McHargue stated I can't speak for everybody, but I like the idea of having this secondary access. I think it will lighten up some of the traffic, but I know some board members might express different opinions. McCormick stated I have a problem with the Old Porter Road exit. My biggest issue is that I want to see this in writing from INDOT. A discussion was had regarding the drainage at the property.

New Business

Review: Bonds, Maintenance Guarantees, Letters of Credit

None

Good of the Order and Any Other Business

Announcements

None

Adjournment

Migliorini made a motion to adjourn at 6:19 p.m. Poparad seconded the motion. Dunlap-Aye, Poparad-Aye, Adcock-Aye, McCormick-Aye, Migliorini-Aye, Bozak-Aye, McHargue-Aye. Motion passed.

Approved: July 8, 2024.

Jeremy McHargue, President

Jill Sherrill, Secretary

