

Burns Harbor Advisory Plan Commission

Minutes of Monday, November 4, 2024

The Advisory Plan Commission of the Town of Burns Harbor, Porter County, Indiana met in a regular session on Monday, November 4, 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
Travis Dunlap	Present
Gordon McCormick	Present
Michelle Watkins	Present
Aaron Adcock	Present

Additional Officials Present

Attorney-Clay Patton and Building Commissioner- Joe Lawson.

Also Present

Jeanette Hicks- Global Engineering and Land Surveying, Kevin Paszko and Ed Recktenwall-Olthof Homes, and residents of the Town of Burns Harbor

Minutes

Bozak made a motion to approve the minutes of October 7, 2024. McCormick seconded the motion. Poparad- Aye, Bozak- Aye, Dunlap- Aye, Watkins- Aye, McCormick- Aye, Adcock- Aye, McHargue- Aye. Motion passed.

Communication, Bills, Expenditures

Town Code Updates

Nothing to report.

Report of Officers, Committee, Staff

Jeanette Hicks with Global Engineering stated on October 25, 2024, we sent a letter to Putman Builders and the Planning Commission President for the review of phase 5 in the Village and the performance and payment bonds. We recommended a \$15,000 amount for the performance bond and \$14,864.95 for the payment bond. Once those bonds are in place, the Planning Commission can accept the infrastructure for phase 5. We are still reviewing phases 6, 7, and 8.

Old Business

Culverts/Drainage Code Ordinance, Inspection, and Enforcement

McHargue stated the Building Commissioner and I met and spoke about a few things regarding culverts/drainage and it is still being worked on. I am working on getting a draft back to the board, but am going to consult with Global Engineering for some recommendations regarding it. Poparad

Advisory Plan Commission Minutes 11 4 2024

made a motion to recommend Shem with Global Engineering to review the culverts ordinance draft once it's close to being complete. McCormick seconded the motion. Bozak- Aye, Dunlap- Aye, Watkins- Aye, McCormick- Aye, Adcock- Aye, Poparad- Aye, McHargue- Aye. Motion passed.

New Business

Review: Bonds, Maintenance Guarantees, Letters of Credit

McHargue asked Commissioner Lawson if he had seen this. Commissioner Lawson stated no. McHargue stated the middle items directly affect your department, so you might want to look into the status of those. They may need to just be removed, but the Clerk-Treasurer will need to be told to do so if they have been handled.

Informal Discussion Site Plan Review Olthof Homes

Recktenwall stated I am Ed Recktenwall with Olthof Homes and we are here tonight to discuss the potential for a residential development in the Town of Burns Harbor at the Westport site. Recktenwall discussed the history of Olthof Homes and who they were as a local developer. We are just looking for some feedback right now if the Town of Burns Harbor is interested in residential development. I have provided a site plan that shows the two different parcels. We are going to primarily focus on the north parcel this evening. We have some pictures here that will kind of give you a vision of what the entire area could potentially look like. We are looking for a more attached-style community in this area. We are showing some paired cottages on the east side which are out duplex-styled homes with two units per building. And then moving more towards Hwy 149 we have front-loaded townhome structures with a single-car garage and a driveway. We also have a small block of rear-loaded townhomes that we thought played well with the trail system that's running through there now. For the most part, we kept the old Westport Road alignments in place and kind of worked into that network. We ended up using the main access point that is shown on Westport here on the east side and then provided second access off Haglund Road. We are interested in discussing with the Redevelopment Commission regarding tax incentives, but we wanted to get this plan out in front of the Plan Commission and get feedback. McCormick stated I feel like this is an excellent plan, but I have a few small issues with the property on the north side of the road. There is an intersection right on top of the pipeline, if it is dug up there is no access to the people on the north end of the property. I feel we need to have access to the north end of the future development area. Recktenwall stated that is a good observation and we will investigate that. McCormick stated on the east side that we need to at least have a spur going east so there is some connectivity if it was to develop more residential. Dunlap asked what the square footage of the homes looked like. Recktenwall stated the townhomes range between 1,200 and 1,600 square feet and the paired cottages between 1,400 and 1,600 square feet. The front-loaded townhomes are a little less than 1,500 square feet and those also have an option of a sunroom that bumps it up a little. McHargue stated the Westport property there was a PUD approved and adopted, so my question is if this were to happen, would this be the Town of Burns Harbor amending that PUD to be able to have this happen, or what would the process look like. The overall use is the same, but the configuration is different. Attorney Patton stated an amendment for the PUD on the northside of Haglund Road and my recollection for part of that PUD was for the development of a new town center, so that would have to be in discussion amongst town officials if there is still a desire to have new town facilities. A discussion was had regarding whether townhomes were listed in the town code under the residential zoning. McHargue stated I understand the PUD needs to be changed, but the previous plan that was there had the same style of homes. McHargue stated I am just trying to understand the process if the Town of Burns Harbor wanted to move forward with this plan in conjunction with Olthof Homes, then they would need to condition to have the PUD amended. McHargue stated I think this is smart using the previously identified crossings as that the pipeline has already been an absorbent amount of

money spent to reinforce it for vehicular crossing. Other than working through the process if this were to happen, I think the general concept is fantastic.

Good of the Order and Any Other Business

McCormick stated we need to discuss the definition of a data center. We have a definition in the town code already, but it will need to be tweaked a little bit. A discussion was had regarding the definition of a data center. McHargue stated we need to make sure as a board that we have a definition for this. Do we want to establish a sub-committee to work specifically just on the definition of a data center to have something to discuss at our next meeting? McHargue asked if anyone wanted to volunteer to be on the committee with himself. McCormick and Adcock volunteered to be on the committee.

John Nowicki- 1248 Westport Road- Nowatcke stated he wanted to discuss the possible future of the Westport property. McHargue stated I am open to discussions, but anything that would happen with that property would be a Town Council decision. Nowatcke stated I would like to apply for a grant through the state of Indiana potentially acquiring a small amount of acreage that butts up to my property and creating a prairie restoration project. A discussion was had regarding the potential ideas for the property. McHargue stated what the Town of Burns Harbor decides to do with that property would be at the Town Council level.

Announcements

None

Adjournment

Bozak made a motion to adjourn at 7:42 p.m. Watkins seconded the motion. Poparad-Aye. Adcock-Aye. McCormick-Aye. Watkins-Aye. Bozak-Aye. Dunlap-Aye. McHargue-Aye. Motion passed.

Approved December 2, 2024

Jeremy McHargue, President

Jill Sherrill, Secretary