

Burns Harbor Advisory Plan Commission

Minutes of Monday, December 2, 2024

The Advisory Plan Commission of the Town of Burns Harbor, Porter County, Indiana met in a regular session on Monday, December 2, 2024, at the Burns Harbor Fire Department. The meeting was called to order by Advisory Plan Commission President, Jeremy McHargue at 6:03 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 and Building Commissioner- Joe Lawson.

Also Present

Jeanette Hicks- Global Engineering and Land Surveying, Curtis Hayman- Milmar Buildings, Jason Glass- ServiceMaster by Tekton, and residents of the Town of Burns Harbor

Minutes

McCormick made a motion to approve the minutes of November 4, 2024. Watkins seconded the motion. Poparad- Aye, Dunlap- Aye, Watkins- Aye, McCormick- Aye, Adcock- Aye, Bozak- Absent, McHargue- Aye. Motion passed.

Communication, Bills, Expenditures

Town Code Updates

Nothing to report.

Report of Officers, Committee, Staff

Nothing to report.

Old Business

Data Center Definition Update

McHargue stated we were unable to schedule a time to meet, so I expect we will be able to come to some understanding before the next meeting.

New Business

Review: Bonds, Maintenance Guarantees, Letters of Credit

Nothing to report.

Shipping Containers

Commissioner Lawson stated most of my questions were answered, but I wanted to get some information and clarification on this. A discussion was had regarding a company needing to apply for a variance for shipping containers.

Informal Discussion Site Plan Review Milmar Buildings- 326 Melton Road

Hayman stated my name is Curtis Hayman with Milmar Buildings and we are here regarding 326 Melton Road. We are here tonight to gather some information on what exactly the Town of Burns Harbor will allow and what we need to have done by the engineers before going through that costly endeavor. We would like to add an addition to the current building and it will have two breezeways connecting from the existing building to the new building. It is pretty much a copy and paste of what is currently there. One breezeway would be a standard entryway to go to and from and the other would be a bit larger for larger equipment. McHargue asked Commissioner Lawson whether he thought this would be an accessory building or an addition and if any other things would potentially require a variance. A discussion was had regarding some potential requirements within the town code. Glass stated I am Jason Glass, the owner of ServiceMaster. My business partner and I have the option to buy our current building, but we need more space because we are growing rapidly. So, this is more of a feasibility, what can we do within the parameters, and what would the restrictions be? We would like to know what kind of scale we can go up to because it has not been very clear thus far. Attorney Patton stated for the record, for full disclosure, that I have represented ServiceMaster in the past. I am currently representing them merely on collection matters. They repair properties with fire or mold damage and when those people do not pay or insurance does not pay, I assist them in the collection efforts. I not be involved and I am not representing them. McHargue stated from my perspective my biggest issue is if this is an accessory building or addition. Attorney Patton stated to me it seems to be an addition because they are attached. A discussion was had regarding what to classify the project as. McHargue asked Commissioner Lawson if he had communicated with ServiceMaster regarding the specific variances they would need if they were moving forward with this project. Commissioner Lawson stated yes, based on the conversations I have had and the limited drawings I have, he was given a list via email with those things I read off variance wise and I printed out some of the town code for parking lot coverage and things of that nature. McCormick stated it may require a retention pond or some sort of stormwater because this is a lot of coverage. Glass stated yeah, right now we are presently a sheet drain into the back ditch that runs on Old Porter Rd. There are going to be some limiting factors, I think. Tonight is just kind of an informal conversation before we spend \$100,000 in engineering and drawings. McHargue stated I think we need to try getting a better idea of the exact size and what all the coverage would be. Town code states you are allowed to cover up to 75% coverage on that property and based on the drawings I can see where this property still fits in that. Glass stated I think what we can do then is do some preliminary site plans than what you have got today and maybe stop short of engineering and kind of talk about it. A discussion was had regarding the use of the existing building and what the use of the new building would be. McHargue asked how we understand if this is an addition or an accessory building. It is physically attached to the existing building. Dunlap stated I think it goes back to the use, is it the same as the primary structure. A discussion was had regarding the definitions in the town code for accessory buildings and additions. Glass stated we understand the height requirement and that maybe we can go up to 25 feet if it is an addition and not an accessory. We can at least put a pen to paper now and start measuring square footage and then we will know if this is feasible or not.

Good of the Order and Any Other Business

Nothing to report.

Announcements

None

Adjournment

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

Approved January 6, 2025

Jeremy McHargue, President

Jill Sherrill, Secretary