

**Town of Porter
Plan Commission
Meeting Minutes
August 20, 2025
6:30 p.m.
Porter Town Hall**

- A. Meeting called to order at 6:30 p.m.
- B. Pledge of Allegiance
- C. Roll Call/Determination of Quorum
Present: Mr. Bugajski, Mr. Burge, Mrs. Duffie, Mr. Eriksson, Mr. Craig, Ms. Burke and Mr. Albrecht-Mallinger
Also, Present Mrs. Sufana, Mr. Barry, Mr. Mandon and Mr. Willoughby
- D. Quorum-There are enough present for a quorum.
- E. Consideration of Minutes from March 19, 2025 meeting
Mr. Bugajski made a motion to approve the minutes as written, Ms. Duffie seconded.
Minutes approved 7-0.
- F. Audience Participation-NONE
- G. Site Plan-NONE
- H. Preliminary Hearing-Vyomesh Patel, 10324 White Hall Garden, Munster, requesting a rezone for parcel #64-03-25-252-001.000-026, located at US20 & St Rd 49 across from Visitor Center, from R1 to B3 for putting up a sign. Mr. Barry mentions the reason to put up a sign town code states that a rezone and a variance are required. They put up a sign on August 2024 to advertise for Springhouse Inn & Pizzeria Uno. It is also along HWY 49 so it will need an INDOT approval also.
Mr. Craig made a motion to set for Public Hearing at the next meeting on September 17, Mr. Bugajski seconded. Motion approved 7-0 with roll call vote.
- I. Public Hearing- NONE
- J. Findings of Fact-NONE
- K. Other Business/Old Business-Ball State University Assessment-Mr. Albrecht-Mallinger mentions we were asked by Council President Laura Madigan to provide an assessment of the Ball State University Landscape Architecture. The students produced a rich set of ideas including not only a Lakeshore Arboretum for the land within the cloverleaf but a wider set of ideas to consider throughout the town. Mr. Albrecht-Mallinger lists the

possible recommendations. 1. Changes to the cloverleaf interchange land use suggested in the students' document are not allowable, ideas in other parts of the document may be attractive. We recommend that the document be a reference point for Park department planning, development of the new Pedestrian and Bicycle Master Plan, and future revisions to the Downtown Master Plan. The Environmental Sustainability Commission may want to review the ideas expressed regarding "mini forests". 2. The Town should officially communicate to INDOT our interest in reconfiguration of the SR49/US 12 interchange, specifically with the goal of conversion of the land at this highly valuable location at the entrance of the State and National Parks. Porter would like to make this area available for development as expressed in our Comprehensive Plan. 3. The town should officially communicate to INDOT our interest in improvements to the Duneland Kankakee Trail crossing along the northeast segment of the interchange. Bugajski likes recommendations and has no changes. Duffie thanked Burge for his work getting them here. Burge mentions it gives us a starting point. Burke states it fits in with the Comprehensive Plan. Jennifer Klug mentioned that after the presentation INDOT said no, Albrecht-Mallinger states we could use the ideas elsewhere.

Ms. Burke made a motion to approve the recommendations and send them to the Town Council, Mr. Burge seconded. Motion passed 7-0.

Updating Porter Ordinances for Rental and Accessory Dwelling Units-Mr. Mandon mentions he thinks it should be a separate ordinance. Mr. Albrecht-Mallinger states the purpose of this is improving rental unit zoning code can safeguard resident health and safety, protect the value of homes and neighborhoods, respect the rights of landowners, insure uniform and fair treatment of owners and residents, create fair and effective enforcement procedures, provide clarity around practices that have long been part of the lakeshore communities and a contributor to the local economy, protect the quality of life of residents, and make a wider variety of housing available. The main components of proposed changes create registration and inspection processes, define safety requirements, and disallow the rental of vehicles as dwelling units. The General Rental Guidelines apply to all rental units. A few additional provisions cover short-term rental guidelines, applying to housing units rented for less than 20 days at a time. The proposals all fall within the powers of local government as described by Indiana 2018 Enrolled House Bill 1035. No changes are proposed to Permitted Uses in the existing regulations. Mr. Albrecht-Mallinger mentions all we are going to do is walk through the document of recommendations and if the commission thinks these are good ideas we will send a recommendation to the town council. Mr. Barry states we have no rental code period. He cannot go into a rental unless the tenant/owner asks him in. Right now, we only have a smoke detector policy. (See attached document) Mr. Albrecht-Mallinger will write up the accepted changes for review at next meeting and we will also finish going over Accessory Dwelling Units.

Update from Town Council-NONE

Update from Attorney-NONE

Board Comments-NONE

Public Comments-NONE

L. Adjournment-8:35 p.m.

Mr. Craig a motion to adjourn, Mr. Bugajski seconded.

Motion passed 7-0.

Pursuant to IC 5-14-1.5-2.9, this meeting was livestreamed to youtube.com/@porterindiana. A recording of the livestream will remain publicly available for a minimum of ninety (90) days following the date of the meeting. Meeting agendas, minutes, and any memoranda, may be viewed at townofporter.in.gov.

Rob Albrecht-Mallinger, President

Tara Duffie, Vice-President

Brian Bugajski, Park Director

James Eriksson

Mary Burke

Tammie Sufana, Secretary