

Town of Porter Plan Commission Meeting Minutes February 18, 2026

The Town of Porter Plan Commission Meeting was called to order at 6:30 p.m. by Rob Albrecht-Mallinger.

The Pledge of Allegiance was recited

In attendance were Rob Albrecht-Mallinger, Tara Duffie, Jim Eriksson, Mary Burke, and Fire Chief Jay Craig. Also in attendance were Michael Barry and Tammie Sufana, Recording Secretary. Park Director Brian Bugajski, Jim Burge, and James Mandon were absent from meeting.

A quorum was attained.

Organizational Appointments

Mr. Eriksson nominated Mr. Albrecht-Mallinger for President, Mr. Craig seconded.
Motion passed 5-0.

Mr. Albrecht-Mallinger nominated Mr. Burge for Vice President, Mr. Eriksson seconded.
Motion passed 5-0.

Mr. Craig nominated Mr. Eriksson for BZA appointment, Mr. Albrecht-Mallinger seconded.
Motion passed 5-0.

Mr. Craig nominated Mrs. Sufana for recording Secretary, Ms. Burke seconded.
Motion passed 5-0.

Approval of Minutes

Mr. Craig made a motion to approve the minutes of December 17, 2025, as written, Mrs. Duffie seconded. Minutes approved 5-0.

Audience Participation

Site Plan

Preliminary Hearing

Public Hearing

Findings of Fact

Other Business/Old Business

State Legislative update affecting Plan Commission-Mr. Albrecht-Mallinger talks about the legislative updates. There are two bills currently in Indiana legislature may impact what and how Porter's Plan Commission does it work. In particular, they bear on the project developing recommendations for the regulation of residential rental properties.

HB 1001: Housing matters and local government.

This bill covers a wide variety of issues regarding the local regulation of housing. Most salient to our current project on rental ordinances, it defined ADU's and duplexes as permitted uses in residential zones. Other provisions of the bill could impact local zoning regulations regarding parking, design, mixed use in commercial zones, and development standards.

A summary of some of its provision:

Provides the following are permitted uses that are approved without a hearing:

- (1) Single family dwellings and duplexes in residential zones.
- (2) An accessory dwelling unit within a single family dwelling.
- (3) Affordable housing on property purchased by a religious institution before January 1, 2025, in a residential or commercial zone.

Provides that the following apply to a unit, if the unit does not adopt an ordinance to opt out:

- (1) Prohibits a unit from requiring more than a specified number of parking spaces for multi-family dwelling units, single family dwellings, or commercial space.
- (2) Prohibits a unit from regulating design elements of residential structures.
- (3) Requires a mixed use residential or multi-family residential development to be a permitted use in an area zoned for commercial use.
- (4) Prohibits a unit from imposing requirements on lot sizes, density, setbacks, and building bulk on certain lots or parcels.

Provides that after December 31, 2026, if a unit fails to update its zoning ordinance within one year after adopting or amending its comprehensive plan, the unit must approve a project that complies with the comprehensive plan or the zoning ordinance.

After December 31, 2026, restricts a unit's ability to impose and increase fees related to building approvals and permits.

Status as of 2/16: passed House, referred to Senate Judiciary committee.

HB1210: Local government finance, including a provision on local regulation of renting residential property.

This bill contains a wide variety of provisions regarding local government finances but also proposes to establish what the Town can and cannot regulate regarding rental of privately owned residential property.

The text of the section regarding rental property.

"14 [EFFECTIVE JULY 1, 2026]: Sec. 3.6. (a) A unit may not adopt or enforce an ordinance, resolution, regulation, policy, or rule that: prohibits or restricts an owner of a privately owned residential property from using the property as a rental property; or has the effect of prohibiting or restricting the use of property as a rental property.

(b) This section does not prohibit a unit from enforcing any: generally applicable health and safety regulations; building codes, fire codes, or reasonable occupancy standards; or registration or inspection requirements set forth in this 26 chapter, provided the requirements do not operate to impose a cap or limit described in subsection (a)."

Status as of 2/17: Passed House, referred to Senate Tax and Fiscal Policy committee

Mr. Barry spoke with Chesterton today and they are not very pleased with bill 1001. He is not sure what intent is or how it is going to work. He also mentions we would have to redo our zoning code. ADU's are permitted anywhere with this bill. He also mentioned that building permit fees have just changed and they will go into effect on the 4th. His biggest concern is Porter Beach. He also

mentioned that Porter County has changed rules on septic systems. And there is a new septic system out there called the incinerator system that is now in the area.

Jennifer Klug, 200 Franklin St, Apt A, it is not just Indiana it is in other states, to make it more helpful to get into affordable housing.

Framework for Porter Rental Ordinance-Mr. Albrecht-Mallinger mentions that the changes were made to the framework for rental guidelines document without the ADU section. He will forward the document to Mr. Barry.

Update from Town Council

Update from Attorney

Board Comments

Mr. Barry mentions if anyone is interested in the house bill updates he can forward the links when he receives them.

Public Comments

Adjournment

Ms. Burke a motion to adjourn, Mr. Craig seconded.
Motion passed 5-0.

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
James Burge, Vice-President
Lewis Craig, Fire Chief
Brian Bugajski, Park Director
James Eriksson
Tara Duffie
Mary Burke

Tammie Sufana, Recording Secretary