

Town of Porter Plan Commission Meeting Minutes

June 24, 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, Jim Burge, and Park Director Brian Bugajski. Also in attendance were Michael Barry, Attorney Willoughby, and Tammie Sufana, Recording Secretary. Absent from the meeting was Fire Chief Jay Craig and James Mandon.

A quorum was attained.

Approval of Minutes

Mr. Bugajski made a motion to approve the minutes of May 20, 2026, as written, Mrs. Duffie seconded. Minutes approved 6-0.

Audience Participation

Site Plan

Preliminary Hearing

The Goat Farm-Saka Enterprises, Kevin Spellacy, 4260 Cooper Rd, Indianapolis, IN requesting a PUD for 301 W US Hwy 20. Kevin Spellacy, mentions the property will be a mixed-use development low density. Plan on a Goat Boutique, 3-4 goats show how to milk and make cheese. The structure will be 10x20. All units will be farmhouse architecture throughout and short-term rentals. Phase 1 will be 52 townhome/apartments, solar field, and various agritourism. Currently the property is a classified forest. Planning on maintaining it with 10 contiguous acres.

Mr. Barry comments TAC meeting was a few months ago, as he stated it will be ecotourism on a smaller scale. He will be built in phases, has to be a PUD because of all the variables. He thinks it is a neat little project. He will have to deal with INDOT to put in a driveway.

Mr. Bugajski made a motion to set for public hearing at next meeting July 15, 2026, Mr. Eriksson seconded motion. Motion passed 6-0 with roll call vote.

Public Hearing

Four B's, Brian Lewandowski, 1301 Old Porter Rd, requesting subdivision approval for Replat Richards add Gilbertsville-Blk 1 1301 Old Porter Rd.

Public hearing opened at 7:50 p.m. Brian Lewandowski gave a quick update, and he was given his variance for accessory structure with conditions. The split meets all town codes. There was no one in favor nor opposition of petition.

Public hearing closed at 8:02 p.m.

Mr. Burge asks asked about sidewalks, Mr. Barry ask Mr. Lewandowski if he wouldl put them in as subdivisions require them.

Mrs. Duffie made a motion to approve subdivision with condition subdivision will terminate if the BZA variance is not satisfied, Mr. Bugajski seconded motion. Motion passed 6-0.

Findings of Fact

Other Business/Old Business

Review of proposed Rental Unit Ordinance-Mr. Albrecht-Mallinger mentions he received a few comments on rental ordinance. Ms. Duffie summarizes her comments-deliberate action we did not include house & pet sitting exchanges. Trusted house sitter is the new Air BB. They are not exchange of rental income. The other was in Section xx05 tenant information. AirBB and VRBO won't let you have it. Attorney Willoughby mentions he just rented an AIRBB and he had to send a picture of his ID. The other thing is having business register and display permit #.

Mrs. Duffie mentions all short-term rental that stands on any platform display the town permit.

Mr. Burge asks what happens if it fails inspection. Mr. Barry mentions he will search it. He has not created checklist yet.

Ms. Burke made a motion to amend section xx35 all short-term rentals display Town of Porter permit number; Mr. Burge made the second. Motion passed 6-0 roll call vote.

Mr. Bugajski made a motion to set for Public Hearing at July 15 meeting, Ms. Burke seconded Motion passed 6-0 roll call vote.

Review of proposed Exterior Lighting Ordinance-Mr. Albrecht-Mallinger commented he found a technical difficulty on down it says 270 degrees off from horizontal should be 90 degrees down from horizontal.

Mr. Burge asks about commercial lighting after business hours to dim lights what if current wiring is set to do this who get the cost. Mr. Barry mentions we have 2 business who are non-compliant right now. If we go with light color and density? Also there is lots of technical wording, maybe have some sort of pictures/illustrations or a reference guide.

Mr. Albrecht-Mallinger this would be a new complex ordinance. We need an outreach campaign that explains it.

Mr. Bugajski made a motion to set to public hearing at August 19 meeting, Mr. Burge seconded motion. Motion passed 6-0

Updates

Update from Town Council

Update from Attorney

Board Comments

Public Comments

Adjournment

Mr. Eriksson 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

James Eriksson

Tara Duffie

Mary Burke

Tammie Sufana, Recording Secretary