

## **Town of Porter Plan Commission Meeting Minutes July 15, 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, and Mary Burke. Also in attendance were Michael Barry, James Mandon, Attorney Willoughby, and Tammie Sufana, Recording Secretary. Absent from the meeting was Fire Chief Jay Craig, Park Director Brian Bugajski, and James Burge.

A quorum was attained.

### **Approval of Minutes**

Ms. Burke made a motion to approve the minutes of June 24, 2026, as written, Mr. Eriksson seconded. Minutes approved 4-0.

### **Audience Participation**

#### **Site Plan**

#### **Preliminary Hearing**

#### **Public Hearing**

The Goat Farm-Saka Enterprises, Kevin Spellacy, 4260 Cooper Rd, Indianapolis, IN requesting a PUD for 301 W US Hwy 20. Mr. Spellacy mentions he has brought some updated material for the commission. Mr. Albrecht-Mallinger comments that he will open public hearing and listen to comments. When everyone has spoke he will let board speak but we will continue public hearing until next meeting giving board time to look over material that was just handed in.

**Public Hearing** opened 6:36 p.m.-Trent Albert, 1420 Waverly Rd, is in favor of the petition. He thinks it will be welcomed and long overdue. It would be a win win for town and neighborhood. Leroy Flores, 333 W US Hwy 20, is favor on project it is unique for a small town and will bring tourism.

Oscar Johnson, 651 Wagner Rd, is in opposition of petition. It will bring more big development in, going to raise taxes, and more covenants in.

Shawn Gould, 601 Wagner Rd, in opposition of the petition. Traffic on 20 now is terrible, accidents at Wagner & 20 are bad. It needs two exits in and out.

Tonia Smith, 600 W Oakhill Rd, asks what is price range for development of affordable housing.

Paul Poparad, 771 Wagner Rd, is in opposition of the petition. All utilities have to be put in, who is going to pay for it, he doesn't want to pay for it. The pipeline under the property he is concerned it

will be ruptured. During construction, how is his property protected. There is issues with drainage. He might have a different opinion if it had an identity to it.

Elizabeth Poparad, 755 Wagner Rd, is in opposition of development. Too much traffic, two ways in and out, several more see attached.

Mr. Albrecht-Mallinger comments this is an advisory commission and then it goes to town council to be approved or denied.

Mrs. Duffie made a motion to continue public hearing until August 19 meeting, Ms. Burke seconded. Motion passed 4-0 with roll call vote.

Mr. Barry mentions he will have police and fire review updated plan for their thoughts. He also states that INDOT will do the entrance permit and build board permit. He also mentions INDOT is looking into making 20 a three-lane highway instead of four, and the center lane will be a turn only lane. The town is looking to make Oakhill a right in and right out. Mr. Barry also mentions a traffic study by a Traffic Engineer.

Mr. Willoughby asked what phase the solar panels will be.

Proposed Rental Unit Ordinance-Mr. Albrecht-Mallinger explains a little about the rental ordinance. We need to address the health and safety issues with rentals.

**Public Hearing** opened 7:44 p.m.-Jennifer Klug, 200 Franklin St Apt A, thinks it is a good ordinance. She has questions on section 8 and \$150 for any size rental. Mr. Barry mentions he will look into it. She also mentions from talking with people biggest complaint is parking. She appreciates all your efforts on this ordinance.

Amy Starin, 3008 Dearborn, in favor of the ordinance the level of detail included in draft is impressive and clearly reflects extensive thought and planning. Rental properties impact all the residents surrounding them and at least one in Porter has negatively impacted us. Thank you for protecting Porter residents health and safety.

Tonia Smith, 600 Oakhill Rd, she read every page of ordinance and has over 20 signatures, only for short term rentals. Her opinion there should be different restrictions for short term and long term rentals. (See attached for more)

Terry Markby, 630 W Oakhill Rd, in opposition of ordinance. Mentioned it will lead to temporary housing and more of a roadside motel. It will change in use impact on out property. He is concerned with suitability of property, proposed use of, community benefit and risks involved.

Susan Brandstetter, 2924 Glacier Trl, is in opposition. She supports reasonable standards that address unsafe or neglected properties. Her concern is the proposed ordinance applies the same level of regulation, cost, and administrative burden to responsible property owners with a proven history of compliance as it does to properties with documented problems. (see attached for more)

Dawn Dines, 2901 Glenwood Beach Trl, is in opposition and agrees with Mrs. Brandstetter.

Jennifer Klug, 200 Franklin St Apt A, she doesn't think town can have access to the leases being it has social security numbers on it and other information that is private.

Chris Dines, 2901 Glenwood Beach Trl, certification of a lease should be all that is required.

Mr. Eriksson made a motion to continue public hearing until August 19, Mrs. Duffie seconded. Motion passed 4-0 with roll call vote.

Mr. Barry mentions short-term rentals are allowed by state law and they basically copied that section. He also comments that everyone have to be inspected if we have somebody that is compliant, maybe we can adjust. He appreciates all the comments thank you.

Mr. Eriksson comments glad all of you are here will live here too. We have to go by the rules; we really appreciate your input. Mrs. Duffie and Ms. Burke agree.

## **Findings of Fact**

### **Other Business/Old Business**

Review of proposed Exterior Lighting Ordinance-Mr. Albrecht-Mallinger mentions this is set for public hearing next month also. Mrs. Duffie asks do we still want to do this public hearing, also being we still have the two.

Ms. Burke made a motion to remove public hearing and keep in old business until we are ready to move forward, Mrs. Duffie made second.

Motion passed 4-0 with roll call vote.

## **Updates**

Update from Town Council

Update from Attorney

Board Comments

Public Comments

## **Adjournment**

Mr. Eriksson a motion to adjourn, Ms. Burke seconded.

Motion passed 4-0.

Pursuant to IC 5-14-1.5-2.9, this meeting was livestreamed to [youtube.com/@porterindiana](https://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](http://townofporter.in.gov)

Rob Albrecht-Mallinger, President

James Burge, Vice-President

James Eriksson

Tara Duffie

Tammie Sufana, Recording Secretary