

**Town of Porter
Plan Commission
Meeting Minutes
February 19, 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, Mrs. Duffie, Mr. Craig, Ms. Burke, Mr. Albrecht-Mallinger, Mr. Eriksson

Absent: Mr. Burge and Mr. Mandon

Also, Present Mrs. Sufana, Mr. Barry, and Mr. Willoughby

Mr. Albrecht-Mallinger asked for a moment of silence for Mr. Mandon's family.

D. Quorum-There are enough present for a quorum.

E. Consideration of Minutes from January 15, 2025 meeting

Ms. Burke made a motion to approve the minutes as written, Mrs. Duffie seconded. Minutes approved 6-0.

F. Audience Participation-NONE

G. Site Plan-NONE

H. Preliminary Hearing-Judy Wilson, 1351 W Beam St, requesting a Rezone at 1300 W US Hwy 20 from B3 to B2 for the purpose of having a dwelling unit/apartment. Mrs. Wilson States they have been there 77 years and she would like to rezone so that she can sell the property. Mr. Barry explains business is for sale and is zoned B3. The person looking to purchase wants to keep business but would like to put an apartment upstairs for extra income. Initially it was sent to BZA for a Use Variance but realized we would better off with a rezone to B2, which allows for apartment upstairs. Right now, the business is still in use. Mr. Mallinger a reason to consider zoning change vs. variance. One is, when the BZA job is to hold the petitioner to certain criteria, one is you have to prove what it is about property that is a disadvantage in what you want to use it for and that would be very difficult to make in case of this request. Second is that a variance is a permanent attachment to a piece of property. Secondly, the need to deal with conducting sales outdoors. Mr. Barry and Mr. Albrecht-Mallinger are making a little summary as what is a B2 to a B3 to review.

Mr. Craig ask outside of rezone is there anything else to have to come back to plan commission.

Mrs. Wilson that has been a request by must people interested in purchasing.

Mrs. Duffie asked if BZA asked if it was safe, Mr. Mallinger said they did not discuss it.

Mrs. Duffie asked if there is a lot of cement dust.

Mrs. Duffie asked what is the total square footage of building and upstairs.

Mr. Craig made a motion to set for Public Hearing at the next meeting on March 18, 2025, Mr. Bugajski made second.

Motion passed 6-0 with roll call vote.

Mr. Willoughby mentions this is the preferred way by the law. The role of Plan Commission will be to make a favorable, non-favorable recommendation, or take no action to Town Council for their next meeting.

I. Public Hearing- NONE

J. Findings of Fact-NONE

K. Other Business/Old Business-

Update from Town Council-NONE

Update from Attorney-NONE

Board Comments-Mr. Albrecht-Mallinger mentions that Plan Commission was asked by Town Council to take on a special task at next meeting. Ball State Landscape program did a probono project at US 20 49 Interchange to see how it can be improved a beautified. The students executed it last semester, students went above what was expected. A representative from the program is going to explain that to us, Town Council would like Plan Commission to weigh in on what would be more useful.

L. Adjournment-6:52 p.m.

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

Motion passed 6-0.

Rob Albrecht-Mallinger, President

Tara Duffie, Vice President

James Burge

James Eriksson

Brian Bugajski

Tammie Sufana, Recording Secretary