

**Town of Porter
Plan Commission
Meeting Minutes
March 19, 2025
6:30 p.m.
Porter Town Hall**

A. Meeting called to order at 6:32 p.m.

B. Pledge of Allegiance

C. Roll Call/Determination of Quorum

Present: Mr. Bugajski, Mr. Burge, Mrs. Duffie, Mr. Eriksson, and Mr. Albrecht-Mallinger

Absent: Mr. Mandon, Mr. Craig and Ms. Burke

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

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

E. Consideration of Minutes from February 18, 2025 meeting

Ms. Duffie made a motion to approve the minutes as written, Mr. Bugajski seconded.

Minutes approved 5-0.

F. Audience Participation-NONE

G. Site Plan-NONE

H. Preliminary Hearing-NONE

I. Public 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 mentions it is the oldest store in town at 77 years.

Public Hearing Opened at 6:38 p.m.-In favor-Barbara Bruce, 770 N 600 W, Michigan City, daughter of Judy Wilson. She hopes we grant the rezone so it will be more desirable for buyers.

Meghan Maddox, 2876 N Morning Glory Ave, Rolling Prairie, realtor mentions that the way it is zoned now it can be used for such liberal things as a gas station or storage units. She thinks the rezone is a better fit for the town.

There was no one in opposition. Public Hearing Closed at 6:42 p.m.

Mr. Albrecht-Mallinger asks for a motion and second then we can discuss.

Mr. Willoughby confirms that all publications and notices to property owners have been met.

Mr. Eriksson made a motion to approve the rezone request, Mr. Burge made second.

Mr. Albrecht-Mallinger read Mr. Mandon's recommendation. Mr. Mandon is recommending the rezoning from B3 to B2 of the Saylor Basket property. Not only does it permit the establishment of a residence on the second level of the principal structure,

but it also better reflects the actual use of the property. In the future if the property is merged with other surrounding parcels, and the current use ceases, it can always be rezoned back to B3. In a B2 district, outside storage of items for sale is not permitted, however, there are provisions in the Zoning Ordinance which allows a legal non-conforming use to continue as long as it is not discontinued for more than one year. Mr. Willoughby agrees with Mr. Mandon on non-conforming. Mrs. Wilson confirms that the business is still opened.

Mr. Bugajski asks about square footage of building. Mr. Barry states it meets all those requirements.

Mr. Barry and Mr. Craig have discussed that when the property is sold, they will have to bring some things up to code and change the stairs. But as it stands now it is just fine. Mr. Willoughby ask if it confirms with Comprehensive Plan. Mr. Albrecht-Mallinger states it is very consistent with Plan.

Meghan Maddox, realtor comments that Mrs. Wilson's daughter who lives in the house next to property doesn't see it being an adverse event. She thinks it will be a benefit. Mr. Barry thinks it is better to make a more restrictive zoning there.

Mr. Albrecht-Mallinger mentioned the motion was made early now we will have the vote. Roll call vote 5-0 for petition.

Mr. Albrecht-Mallinger mentions that now we must vote on the certification as a favorable recommendation of the Plan Commission for the Town Council.

Mr. Bugajski made a motion to approve certification letter for Town Council, Mr. Burge seconded.

Motion passed 5-0 with roll call vote.

J. Findings of Fact-NONE

K. Other Business/Old Business-Ball State University zoom on US20 & Hwy 49 Landscape Project. Professor Jeremy Merrill presents the Proposed Interchange Beautification project. See Attached drawings.

Update from Town Council-NONE

Update from Attorney-NONE

Board Comments-NONE

Public Comments-NONE

L. Adjournment-7:35 p.m.

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

Motion passed 6-0.

Rob Albrecht-Mallinger, President

Tara Duffie, Vice-President

Lewis Craig, Fire Chief

Brian Bugajski, Park Director

James Eriksson

James Burge

Mary Burke

Tammie Sufana, Recording Secretary