

**VALPARAISO BOARD OF PLAN COMMISSION**  
**Regular Meeting Minutes**  
**February 9, 2021**

A regular meeting of the Valparaiso Plan Commission was held at 5:30 p.m. on Tuesday, February 9, 2021 remotely via Web-Conference – Valparaiso Now Facebook Page. Matt Evans presided.

Members present were: Vic Ritter, Peter Anderson, T.J. Edwards, Tim Warner, Diane Worstell, Mike Jabo, Al Shields, and Matt Evans. Also present were Attorney Scott Bozik, Beth Shrader, Carley Lemmon, citizens, and representatives of the press.

**MINUTES:**

Tabled until the March, 2021 regular meeting.

**OLD BUSINESS:**

**A20-002/RZ20-002** – A petition filed by the City of Valparaiso, 166 Lincolnway, Valparaiso, IN. The petitioner requests to rezone and annex a parcel of property to the City of Valparaiso. The parcel is currently zoned R1, Low Density Residential District in Porter County and the petitioner requests to zone the property as SR, Suburban Residential in the City of Valparaiso. The property is located North of Division Road, East of Sturdy Road, South of Meadow Glen Drive and West of State Road 49/Aldi Distribution Center. City Planner Beth Shrader presented. This is what is considered a super-voluntary annexation. There is 12.5% contiguity. The City has waivers of annexation from 100% of the landowners when sewer/water connections were installed between 2007 and 2015. A Fiscal Plan, indicating a net positive fiscal impact to the City, was completed and reviewed with the Members. The City and this Board have heard the concerns of the Prairie Ridge residents and the City is taking steps to address those concerns, including but not limited to: taxes, bus stop improvements, south of Highway 30 park, roadway lighting, and traffic. The rezone request has been changed to SR, Suburban Residential. This request will go before City Council also.

**Public Hearing:**

Matt Evans asked if any of the public would like to speak in favor of or in opposition of this petition. Mr. Evans also asked that the public address their questions to the Board Members while at the same time the petitioner will take notes and respond at one time.

Mark Sewell, Amy Smith, and Jim Lee representing the Prairie Ridge Homeowner's Association all spoke in opposition to this proposal. They noted that they forwarded to Ms. Shrader written correspondence between them and the City. (Ms. Shrader asked that they resend the document noting she had not received it prior to the meeting.) Any increase in taxes is a major concern. There still is no designated park land. Lighting, traffic, etc. all remain concerns. There is no benefit to them to being annexed, and they will be without representation.

Ms. Shrader rebuttal:

- Once annexed, the residents of Prairie Ridge will be represented by City Council District 1. Currently Diana L. Reed holds this seat.
- When a property is annexed, the adjacent roadway is also annexed so part of Sturdy Road and Division Road will be the City's responsibility.
- Valparaiso City EMS and Fire have confirmed that they are able to access all of Prairie Ridge and they already serve this area and will continue to do so.
- Services will not suffer. All City services will meet expectations.
- Yard waste pick up will now be an added benefit in conjunction with the trash pick-up. Trash pick-up is a new benefit once annexed.
- The traffic crash database does not indicate any roadway crashes at the two Prairie Ridge entrances or the intersection to the North since as far back at 2016.
- Road improvements, over time, would be completed.
- The City reached out to the Valparaiso Community Schools transportation center and were advised that elementary kids are picked up within the neighborhood, but middle school and high school have a common pick-up and drop-off at the subdivision entrance. The City is willing to continue to help with this cause but is not a deciding body.
- Tim Warner advised, as Park Board representative, the Park Board has worked hard the last couple of years to create a Center Township Cooperative Park Board. We do not tax those residing outside City limits, but they use the parks. Residents also receive a reduced fee for programs and rentals.

The public hearing was closed, and questions/comments were heard from the Members.

Q: Was there anyone from the subdivision that wanted to be annexed?

A: There have not been any comments, however, there were a few residents that signed the waiver of annexation themselves so they were aware of it.

Suspension of the rules was not requested; therefore, this matter will be heard for a vote at the March 9, 2021 regular meeting.

**NEW BUSINESS:**

**PUD21-001** – A petition filed by ANCO Revitalization, LLC c/o Todd A. Leeth, Hoepner Wagner & Evans LLP, 103 Lincolnway, Valparaiso, IN. The petitioner is requesting approval of rezoning property from INH, Heavy Industrial and CP, Central Place to PUD, Planned Unit Development. The property is located North of West Street, South of Indiana Avenue/Monroe Street, East of Washington Street, and West of Ruge Street. City Planner Beth Shrader advised that the petitioner requested a continuation of this case.

**STAFF ITEMS:**

None.

**ADJOURNMENT:**

There being no further business, the February 9, 2021 Plan Commission meeting was adjourned at 6:25 p.m.

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Matt Evans, President

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Beth Shrader, Executive Secretary