



LAPORTE COUNTY PLAN COMMISSION

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Michael Polan
Building Commissioner

LA PORTE COUNTY PLAN COMMISSION MINUTES

September 23rd, 2025

MEMBERS PRESENT: Rita Beaty
Joe Tuholski
Harold Parker
Eric Pointon
Andrew Chlupacek
Steve Holifield
James Pressel III
John Matwyshyn
John Carr

OTHERS PRESENT: Doug Biege, Attorney; Michael Polan, Recording Secretary; Ashley Kazmucha, Administrative Coordinator

PLEDGE OF ALLEGIANCE

Rita Beaty asked for approval of the agenda for the September 23rd meeting.

Harold Parker made a motion to approve the agenda as presented.

Eric Pointon seconded the approval of the agenda.

All Approved. Motion carries 9-0.

Rita Beaty asked for approval of the August 26th, 2025 minutes.

Eric Pointon made a motion to approve the minutes as presented.

Steve Holifield seconded.

All Approved. Motion carries 9-0.

Rita Beaty stated just to make everyone aware that is in the audience this evening, the Public Hearing of the Updated Solar Ordinance Draft has been removed from the agenda this evening. They might have noticed for those of them that did pick up the agenda for this evening so they will not be having the Public Hearing discussion this evening. Just to notify everyone.

Petitions:

1. **Petitioner Katrina Kathleen Zinn represented by counsel David Ambres of David Ambers & Associates, P.C.** respectfully petition the Plan Commission to vacate unimproved North Cedar Lane bordered on the North by the North line of Lot 1361

extended West to the East line of Lot 1415 and on the South by the North right of way line of Aspen Lane, on the East by Lots 1355 through 1361 and on the West by Lots 1421 through 1415 adjacent to property she owns at 8456 E. Aspen Ln., New Carlisle, IN. Hudson Twp. Parcels 46-04-28-139-011.000-050 & 46-04-28-139-010.000-050. Exhibits attached hereto.

Attorney Biege stated notice is adequate.

David Ambers located at 601 State St., LaPorte, IN stated he is here on behalf of Katrina Zinn. They enclosed an aerial with their petition. Typical Hudson Lake problem; they have an undeveloped roadway. Her father, twenty (20) or more years ago, built a driveway there and some fences and some of the other neighbors have fences and she's in the process of selling the home so they would like to vacate the roadway because of the issue with the driveway being located on the road.

Rita Beaty stated okay, All right. Any questions or concerns from the Board.

Steve Holifield stated yes. Help him out here Doug. Since this is an unincorporated road, they can take the whole thing or do they have to share it or have the option of sharing it with the other property owners?

Attorney Biege stated the law says each side gets half.

Steve Holifield stated okay. The other property owners, they've got Eric Glaze to the west and Sharon Nelson to the northeast, have they expressed an interest in half of that yet or anything?

Attorney Biege stated it's automatic. He thinks they have a deal on that. Don't you, David?

David Ambers stated he has talked to Eric's mother; Eric is incarcerated. So, his mother is his power of attorney and they're discussing an easement for the purpose of the driveway so that they will own it, but the people that whoever owns this house will be able to use it.

Steve Holifield stated okay. So, it won't landlock any property?

Joe Tuholski asked if the neighbors use that driveway.

David Ambers stated no because the Zinn family's fence is probably, according to Beacon, looks like it's pretty close to his rear property line and then he has a fence coming off of it. So, the driveway for years has been exclusively used by Ms. Zinn's father.

Steve Holifield made a motion to approve the Petitioner Katrina Kathleen Zinn represented by counsel David Ambers of David Ambers & Associates, P.C. to vacate unimproved North Cedar Lane bordered on the North by the North line of Lot 1361 extended West to the East line of Lot 1415 and on the South by the North right of way line of Aspen Lane, on the East by Lots 1355 through 1361 and on the West by Lots 1421 through 1415 adjacent to property she owns at 8456 E. Aspen Ln., New Carlisle, IN. Hudson Twp.

Attorney Biege asked if they're going to check for remonstrators.

Rita Beaty stated she's sorry. Any remonstrators for or against the Petition this evening?

No remonstrators present.

Steve Holifield made a motion to approve the Petitioner Katrina Kathleen Zinn represented by counsel David Ambers of David Ambers & Associates, P.C. to vacate unimproved North Cedar Lane bordered on the North by the North line of Lot 1361 extended West to the East line of Lot 1415 and on the South by the North right of way line of Aspen Lane, on the East by Lots 1355 through 1361 and on the West by Lots 1421 through 1415 adjacent to property she owns at 8456 E. Aspen Ln., New Carlisle, IN. Hudson Twp.

Joe Tuholski seconded.

Approved. Motion carries 8-0.

John Matwyshyn abstained.

Rita Beaty asked for any old business.

Steve Holifield stated not anymore.

Michael Polan stated he has nothing Madam President.

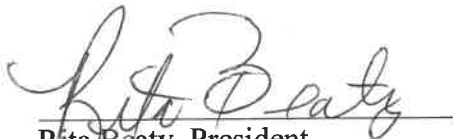
Rita Beaty asked for any new business.

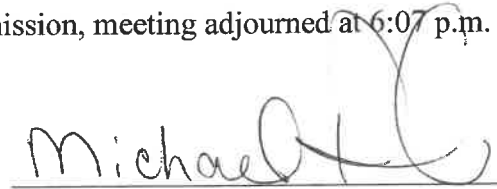
Michael Polan stated under new business he would just say that he sent a rough draft ordinance from Lake County that he received from Commissioner Gramarossa to everybody regarding data centers so that they could review it and start taking a look at that and perhaps entertain discussions in the future on passing their own ordinance. That's all he has.

Eric Pointon made a motion to adjourn.

Steve Holifield seconded.

There being no further business before the Plan Commission, meeting adjourned at 6:07 p.m.


Rita Beaty, President


Michael Polan, Recording Sec.