CITY OF LA PORTE – PLAN COMMISSION AGENDA

Tuesday, October 14, 2025 at 6:00 p.m.
City Hall Council Chambers | 801 Michigan Ave.
www.cityoflaporte.com | (219) 362-8260

CITY OF LA PORTE
801 Michigan Ave.
La Porte, IN 46350
219-362-0151

Mayoral Appointments:

Miles Fettinger
Jan. 2024-Dec. 2027

Vickie Gushrowski
Jan. 2025-Dec. 2028

Pete Saunders
Jan. 2025-Dec. 2028

Vacancy

Council Appointments:

Drew Buchanan
2025

Julie West
2025

Jerry Jackson
Jan. 2024-Jan. 2027

PC/BZA Attorney:
Mark Worthley

Staff Liaison:
David Heinold

MEETING NOTES:
Individuals needing assistance, pursuant to the Americans with Disabilities Act, should contact the City of La Porte Office of Community Development & Planning at (219) 362-8260 by 10:00 am, Friday, preceding the meeting to make any necessary arrangements.

Regular Meeting Agenda Items
Members of the public should understand the Plan Commission members may be unable to thoroughly review and consider materials delivered by the day of the public hearing. The order of business shall be:

A. Applicant Presentation *B. Staff Presentation* *C. Public Comment*
D. Applicant Response *E. Board Discussion/Action*

ITEM 1. Call Meeting to Order

ITEM 2. Pledge of Allegiance

ITEM 3. Roll Call & Determination of Quorum

ITEM 4. Approval of Minutes: September 9, 2025 Meeting Minutes

ITEM 5. **PRELIMINARY PLAT #25-02**
Petitioner: Rural King Realty LLC
Property Owner: same
Location: 1340 West State Road 2
Staff Report: David Heinold

ITEM 6. **FINAL PLAT #25-03**
Petitioner: Rural King Realty LLC
Property Owner: same
Location: 1340 West State Road 2
Staff Report: David Heinold

ITEM 7. Old Business

ITEM 8. New Business

a. City of La Porte Comprehensive Plan Update

ITEM 9. Other Business

ITEM 10. Adjournment

Live and archived transmissions of the Plan Commission meetings are available at www.facebook.com/cityoflaportein *and* www.youtube.com/cityoflaportein. *Minutes and agendas from previous meetings are available online at* www.cityoflaporte.com. *Those seeking to provide public comment on agenda items should raise their hand when the agenda item is announced and the Board Chair will call them to the podium to speak when it is time for public comments on the agenda item. All speakers must clearly state their name and address for the record. Speakers will be given a reasonable length of time (as determined by the Board Chair) to make their comment and/or express an opinion. All comments must be in the form of statements, as this is not a question-and-answer session. Personal attacks will not be tolerated and may result in exclusion from future public comment opportunities.*

City of La Porte Plan Commission Meeting Minutes	
Tuesday, September 9, 2025 at 6:00 PM	
City Hall Council Chambers, 801 Michigan Ave.	
www.cityoflaporte.com	(219) 362-8260

A meeting of the City of La Porte Plan Commission was held at City Hall on Tuesday, September 9, 2025, at the hour of 6:00 PM, ("local time") immediately upon conclusion of the City of La Porte Plan Commission, pursuant to notice duly given in accordance with the rules of the Commission and the Indiana Open Door Law.

ITEM 1. Call Meeting to Order

The meeting was called to order by Jerry Jackson, President, at 6:00 PM.

ITEM 2. Pledge of Allegiance

ITEM 3. Roll Call & Determination of Quorum

On a call of the roll, the members of the Plan Commission were shown to be present or absent as follows:

Members Present:	Members Absent:	Staff Present:
Jerry Jackson, President	Pete Saunders, Vice President	Mark Worthley, BZA Attorney
Julie West, Councilwoman		David Heinold, City Planner
Drew Buchanan, Councilman		Josette Schoof, Eng. Coor.
Vickie Gushrowski		
Miles Fettinger		

ITEM 4. Approval of Minutes: July 8, 2025 Meeting Minutes

Jerry Jackson called for any changes or corrections to the July 8, 2025, Meeting Minutes. There being no changes or corrections to the meeting minutes, Drew Buchanan made a motion to **approve July 8, 2025, Meeting Minutes** and the motion was seconded by Vickie Gushrowski. The motion passed 5-0.

ITEM 5. Zone Map Change # 25-02 Petition to Re-Zone from the R1B Single Family Residential District to the R1D Single Family Residential District and the R2B Townhouse Residential District
Type of Request: Zone Map Change
Staff Report: David Heinold

APPLICANT

Name – Duneland Group and Beechwood Lakes LLC

PROPERTY OWNER

Name – City of La Porte

PREMISES AFFECTED

Parcel Number - 46-11-06-300-017.000-058				
Actual/approximate address or location from major streets –				
Subdivision –			Lot Number(s) –	
Total Acreage – 26.53 Acres		Flood Zone on Site? – No		
Zoning of Subject Property – R1B		Use of Subject Property – Wooded Vacant Lot		
Proposed Zoning – R1D and R2B		Proposed Land Use – Residential		
Zoning of Adjacent Properties	North: B1	South: R1B	East: R1B	West: R1B
Land Use of Adjacent Properties	North: Office/ Commercial Retail	South: Golf Course	East: Residential	West: Golf Course

SUMMARY: The petitioner proposes to Re-Zone one parcel from the R1B Single Family Residential District into two separate zoning districts as described in the attached legal description. Specifically, the two proposed zoning districts are R1D and R2B.

CONCURRENCE: The Zoning Ordinance allows for rezoning following a public hearing, Plan Commission review and recommendation, and adoption by the City Common Council.

HISTORY OF SITE: Per the site aerial image, the total area for the subject property is 26.53 acres and is currently zoned R1B (Single Family Residential District). Historically, the property has been a vacant wooded lot. Currently, there are no structures on the subject property.

SITE REVIEW FINDINGS: Site Review is not required for Zone Map Change applications.

STATEMENT OF COMPLIANCE: Section 27.12 of the 2017 Revised Joint Zoning Ordinance states that the Plan Commission shall be guided by and give consideration to the general policy and pattern of development set out in the County Land Development Plan.

STAFF ANALYSIS:

The proposed rezoning would provide additional residential development where it is possible to extend public utilities that is the most efficient use of land and minimizing the costs of public services. Staff finds that the proposed Re-Zone from the R1B Single Family Residential District to the R1D and R2B Districts is appropriate for the surrounding area and generally compatible with the La Porte County Land Development Plan Strategic Goals and Objectives. The Plan encourages the expansion of residential uses in planned urban expansion areas because of proximity to major highways and public utility services.

STAFF RECOMMENDATION:

Staff finds that the proposed rezoning from R1B District to R1D and R2B Districts is compatible with the Countywide Land Development Plan. Staff recommends **approval** of the Re-Zone request from the R1B Single Family Residential District to the R1D and R2B Districts as described in the attached legal description for the one parcel of land.

Applicant Presentation
John Kavchak of Beachwood Lakes LLC, 3330 Grand Ridge Drive, Grand Rapids, Michigan provided handouts to the board and staff. John Kavchak gave a brief description of what Beachwood Lakes LLC does and mentioned that they are already building a community in La Porte named Hunter Woods. John Kavchak mentioned that they are excited about reinvesting in La Porte, he spoke about their concept plan and the wealth of experience their development team has. John Kavchak spoke about the history of their projects & their future projects. John Javchak mentioned that he and their Engineer are available to answer any questions.

Miles Fettinger directed a question to Jerry Jackson, asking how the water feature will be controlled, is it a floodplain, and will there be any risks to the units during a torrential downpour.

Jerry Jackson explained that the units are well above the water features and that the water features have an overflow into an existing 60-inch storm sewer. Jerry Jackson mentioned that he does not anticipate there will be a problem with storm water.

John Kavchak mentioned that there were extensive topographic research and survey done to ensure that there will be no flood risk.

Miles Fettinger asked what are the separation plans that are in place from where the five units end to the back of the property on Monroe.

John Kavchak mentioned the exact buffer isn't known yet but that it will be well within the front and side yard setbacks

Charles Ray with Duneland Group 1498 Pope Court, Chesterton Indiana mentioned that the mature trees near the units will remain, and they will be a natural buffer.

Staff Presentation
David Heinold mentioned that Item #5 petition is to rezone from R1B Single Family Residential District to R1D Single Family Residential District and R2B Townhouse Residential District. David Heinold spoke about acreage and the two existing properties on it. Davd Heinold presented the petitioner's map showing the proposed zoning and explained the steps taken for a rezoning to be adopted by the city. David Heinold mentioned that a Site Review is not required for zone map change applications. David Heinold cited Section 27.12 of the 2017 Revised Joint Zoning Ordinance, states that the Plan Commission shall be guided by and give consideration to the general policy and pattern of development set out in the county wide land development plan. David Heinold stated that the staff does recommend approval of the rezone 25-02 request to rezone from the R1B Single Family Residential District to the R1D and R2B Districts as described in the legal description for the parcel of land

Nick Minich, the City Engineer mentioned that over five years ago the property was generously donated to the city by the Luck family and the city team worked on what they saw as potential for the property. Nick Minich mentioned that during the five years the city did not rezone because they did not have a developer ready to move forward. Nick Minich stated within the past five years the city team was able to find a developer that kind of shares the vision of the city to provide some quality housing.

Public Testimony
Jerry Jackson opened the meeting to public comments and called for public comments either for or against the Re-Zone from the R1B Single Family Residential District to the R1D Single Family Residential and the R2B Townhouse Residential District.

Dale Knouse of 106 David Court of La Porte, business address 2900 Monroe Cutler Funeral Home presented the board with handouts regarding the items he would like to discuss. Dale Knouse mentioned that Cutler Funeral Home and the Lighthouse Autism Center were designed to take advantage of the beautiful urban forest behind them that provides comfort, peace, and healing. Dale Knouse respectfully asked that the placement of the proposed townhomes be re-evaluated. Dale Knouse stated that the forest portion of the site may be better suited for a few single-family homes that will preserve the forest instead of the high-density development that will remove it. Dale Krouse mentioned other concerns such as the current parking lot lights that may disturb future townhouse residents, the peaceful setting may be permanently altered, the cost coverage of the developer's infrastructure, and the assessment of the trees in the urban forest.

Steven Thate of 3106 Monroe Street in La Porte expressed his concern with the rezoning that will double the square footage, double the lots per acre, and that the negative impact the proposed townhomes would have on the forest. Steven Thate questioned if soil borings have been made and expressed concern if the soil could support the proposed homes. Steven Thate questioned how many trees would be removed, he asked if there would be sidewalks, and asked if the street would be private or public. Steven Thate mentioned that there are three dead end streets that do not have cul-de-sacs and that they do not meet the joining property. Steven Thate mentioned that he heard that the city is going to cover the costs of the street, sewer, and water installations. Mr. Thate mentioned that the subdivision ordinance of the City of La Porte states that the subdivider shall install & design these things. Steven Thate mentioned that the city won't benefit from this instead it will lose a forest.

Bert Cook, Executive Director of the La Porte Economic Advancement Partnership expressed with respect to the previous thoughts shared that this is an important process whereas the city is able to process the ideas and input of others to provide the best plan to move forward. Bert Cook acknowledged the requests for more housing for La Porte and the challenges that impact properties. Bert Cook mentioned that a project like this has been a long time coming and that they worked diligently with the developer to design an infrastructure plan that is financially feasible. Bert Cook mentioned that recently the Council passed the development agreement which guides the financial arrangement for this project. Bert Cook mentioned that the idea that it's the developers financial responsibility is not always the case. Bert Cook spoke about the struggle the city has faced to attract this type of development. Bert Cook mentioned that John Kavchak may be willing to meet with the neighboring properties owners to try and address their concerns because he has done that on previous projects.

Brandon Williams of 805 West 200 North spoke about the development of Hunter Woods. Brandon Williams mentioned that he is right across the street from where Hunter Woods is going and that since day one it has been nothing but chaos. Brandon Williams mentioned in front of house, within fifty feet there was a wood pile that blew wood chips the entire time without any care to the residents. Brandon Williams mentioned that the wood pile was not moved, and he was told that he couldn't move it. Brandon Williams mentioned we've got to get something that is more attainable and affordable for our residents because a $350,000 townhouse or a $370,000 single family residential home is not selling in this area right now.

Roger Bernacchi of 1473 Boyd Boulevard mentioned that he lives south of the property in question. Roger Bernacchi spoke about the uniqueness of the current property. Roger Bernacchi mentioned the flora and wildlife there that is one of a kind and that he heard online the city is wanting to put substantial upscale homes there.

Gerald Zygmont of 1270 Boyd Boulevard mentioned that he understands that this is a work in progress but would like consideration for the property owners that have been across the street for more than thirty plus years. Gerald Zygmont expressed concerns about the decrease in foot frontage that will change the property value of the current owners, the design of the entrance to the homes would be from the inside of the cul-de-sac and that the back of the homes would face Boyd Boulevard.

Joe Fritzen of 1115 Boyd Boulevard mentioned that his house is located at the northern corner of the proposed project. Joe Fritzen expressed concern about the property line, mentioning that according to the drawing the project will be built over the access road that is currently there and will put the property within three to four feet of his and his daughter's bedroom. Joe Fritzen mentioned that they moved there in 2021 and the biggest draw was the wooded property because his children enjoyed seeing the deer and birds. Joe Fritzen mentioned that he is not opposed to the development completely but he wishes there was a better way to design it because the way the plan is laid out he doesn't see how they'd be able to keep the trees the way they are.

There being no public comment for or against the zone map change petition, Jerry Jackson closed the floor to public comment.

Board Discussion/Action
Drew Buchanan, City Councilman requested to hear from the developer again for further comments.

Charles Ray with Duneland Group reminded the public that the project is only a concept right now. Charles Ray further spoke about the cost of the road infrastructure with this kind of development. Charles Ray stated that based on the comments tonight he thinks they can do some things to try and keep the trees, but they still have to build houses.

John Kravchak mentioned that this is just a zoning change not a final plat or a preliminary plat. John Kravchak stated that they like to collaborate with the community to ensure it is a livable space and it serves their best interest to have a community people enjoy and want to be a part of. John Kavchak mentioned that the comments were not out of question and that tweaks can be made with the plans. John Kavchak encouraged everyone to check out their other project at Hunters Woods. John Kravchak spoke about the weather challenges that were faced with that project and that now the site looks beautiful.

Nick Minich, City Engineer mentioned the city will continue to work with the developer to ensure that they will preserve as much of the natural landscape as they can and that is the intention of John Kravchak, the developer as well. Nick Minich mentioned that the city does have a contracted arborist who can make sure that the best is being done to conserve and preserve wherever and whenever possible.

Drew Buchanan, Councilman mentioned that there has been no interest or no ability to fund the infrastructure cost with a few houses on the property. Drew Buchana mentioned that as a Plan Commission they are tasked with determining the use of the property and what is the need for the city. Drew Buchanan stated that the property was donated with the understanding that it will be developed. Drew Buchanan mentioned that he appreciates all the comments, that this is a zoning map change, and that a developer will not move forward if the zoning isn't changed. Drew Buchanan spoke about the need for all levels of housing.

Drew Buchanan made a motion for **favorable recommendation for the Zone Map Change #25-02 Petition** and the motion was seconded by Vickie Gushrowski. The motion passed 5-0.

Yea	Jerry Jackson	Yea	Vickie Gushrowski	Absent	Pete Saunders
Yea	Miles Fettinger	Yea	Drew Buchanan	Yea	Julie West

Zone Map Change #25-02 Petition – Favorable Recommendation

ITEM 6. Final Plat # 25-02 Petition to allow Hunter Woods Subdivision, Phase 2
Type of Request: Final Plat
Staff Report: David Heinold

APPLICANT

Name – Duneland Group, Inc. and Park Street Community, LLC 10-digit Parcel Number

PROPERTY OWNER

Name – Park Street Community, LLC 10-digit Parcel Number

PREMISES AFFECTED

Parcel Number - 46-06-25-126-006.000-043 10-digit Parcel Number				
Actual/approximate address or location from major streets – Approximately located on the 1700 Block Park Street				
Subdivision – Hunter Woods, Phase 2			Lot Number(s) – Lots 17-35	
Total Acreage – 9.05 Acres		Flood Zone on Site? – No		
Zoning of Subject Property – R2B		Use of Subject Property – Residential		
Proposed Zoning – same as existing		Proposed Land Use – Residential townhomes		
Zoning of Adjacent Properties	North: R1C	South: R1C	East: R2B	West: R1B
Land Use of Adjacent Properties	North: Single Family Residential	South: Single Family Residential/ Cemetery	East: Residential townhomes	West: Single Family Residential

SUMMARY: The petitioner proposes to re-subdivide the existing lots into 19 residential lots on approximately 9.05 acres to accommodate the proposed residential townhomes adjacent to the internal road connection from Park Street and Severs Road. The Hunter Woods Subdivision received Preliminary Plat approval from the Plan Commission on May 14, 2024 for a 43-lot subdivision.

In addition, the Preliminary Plat received approval from the Board of Public Works and Safety on May 21, 2024 for the 43-lot subdivision.

CONCURRENCE: Chapter 82, Article V, Subdivisions of the City of La Porte Municipal Code allows the subdivider to present a final plat to the Plan Commission and to the Board of Public Works and Safety. The rules and regulations contained in this article are adopted to secure and provide for:

(1) The proper arrangement of streets or highways in relation to existing or planned streets or highways;
(2) Adequate and convenient open spaces for traffic, utilities and access for firefighting apparatus, recreation, light and air; and
(3) The avoidance of congestion of population; and the establishment of standards for the construction of any and all improvements as required in this article.

HISTORY OF SITE: Per the site aerial image, the total area for the subject property is 9.05 acres and is currently zoned R2B District. Historically, the property has been a vacant wooded lot. Currently, there are no structures on the subject property.

SITE REVIEW FINDINGS: Site Review comments from City Departments are attached.

STATEMENT OF COMPLIANCE: Section 27.12 of the 2017 Revised Joint Zoning Ordinance states that the Plan Commission shall be guided by and give consideration to the general policy and pattern of development set out in the County Land Development Plan.

STAFF ANALYSIS:
Duneland Group, Inc. and Sloan Avenue Group is presenting a Final Plat for Plan Commission approval to allow the Hunter Woods Subdivision, Phase 2 in order to separate the existing property for development of the proposed second phase 19-lot subdivision final plat that includes residential townhomes on an interior public road connection from Park Street and Severs Road. The proposed subdivision is properly arranged for legal access from Park Street and Severs Road with internal road connections to the individual dwelling units to limit the number of access points on the main roadways, which allows for adequate provisions for traffic safety and access for fire protection as well as public utility coordination. The proposed lots indicated on the subdivision final plat conforms to the minimum lot requirements as set forth in the 2017 City of La Porte Revised Joint Zoning Ordinance for the R2B District. The proposed subdivision conforms to the general objectives of the Countywide Land Development Plan to encourage increased residential density to more than 3 dwelling units per acre where it is possible to extend public utilities to provide for a fiscally sound pattern of development.

STAFF RECOMMENDATION:
Staff finds that the proposed subdivision conforms to the guidelines set forth in Chapter 82, Article V, Subdivisions of the City of La Porte Municipal Code and the general policy and pattern of development set out in the Countywide Land Development Plan. Staff recommends **approval** of Final Plat #25-02 Petition to Allow the 19 Residential Lots within the proposed Hunter Woods Subdivision, Phase 2. Submitted to the City of La Porte Plan Commission on September 4th, 2025.

Applicant Presentation
John Kavchak of Park Street Community LLC, 3330 Grand Ridge Drive, Grand Rapids, Michigan mentioned now that the infrastructure work is done on the second phase of the subdivision he is seeking the final plat approval. John Kavchak mentioned they are waiting for the interior road, Deer Trail Lane to be completed. John Kavchak stated that they have worked hand in hand with the city to provide quality housing and encouraged those interested to tour their units.

Staff Presentation
David Heinold mentioned that Item #6, Final Plat #25-02 Petition for the Hunter Woods subdivision phase II is just for the interior portion of the 19-lot subdivision. David Heinold presented photos of the required improvements that were made as part of the subdivision process. David Heinold stated that Chapter 82, Article 5 Subdivisions of the City of La Porte Municipal Code allows the subdivider to present a final plat to the Plan Commission and to the Board of Public Works and Safety. David Heinold read the rules and regulations contained in the article. David Heinold mentioned that the acreage area is about 9 acres in size and is currently zoned R2B Townhouse Residential District. David Heinold stated staff does find the proposed subdivision conforms to the guidelines set forth in Chapter 82, Article 5 Subdivisions of the City of La Porte Municipal Code and the general policy and pattern development set out in the county-wide Land Development Plan. David Heinold stated that staff does recommend approval of Final Plat 25-02 Petition to allow the 19 residential lots within the proposed Hunter Woods subdivision phase II.

Public Testimony
Jerry Jackson opened the meeting to public comments and called for public comments either for or against the Final Plat #25-02 Petition.

Brandon Williams of 805 West 200 North asked how many would be built at a time, how many would be finished, and how many would try to be sold while others are halfway completed. Brandon Williams expressed concerns regarding wildlife, homelessness, and other disturbances that might start happening.

John Kavchak mentioned that the homes will be built as weather permits and as infrastructure has gone in, while further mentioning that that they are well ahead of any other developer. John Kavchak mentioned the units are being built in successive order and they are not going to start building on a random part of the site until the current units are complete. John Kavchak encouraged everyone to stop by to see the model unit that is completed.

Drew Buchanan, Councilman asked, for this phase you don't plan to develop until the others are complete.

John Kavchak responded, that's correct. John Kavchak explained that they're built on specs or pre-sales so if a customer comes to them wanting a unit in the middle they will build it for them, expressing that they want to make sure that the options for housing are maximized there. John Kavchak mentioned that they are doing everything in a very methodical order.

Nick Minich, City Engineer mentioned that in the sequence of development, it is common for utilities to come in after the infrastructure is completed because they want the roads and everything in before utilities is onsite. Nick Minich mentioned that they are now getting gas and electric to the site to serve the buildings and mentioned that it does take time.

There being no public comment for or against the final plat petition, Jerry Jackson closed the floor to public comment.

Board Discussion/Action
Miles Fettinger made a motion to **approve Final Plat #25-02 Petition for the Hunter Woods Subdivision Phase II** and the motion was seconded by Drew Buchanan.
The motion passed 4-0.

Yea	Jerry Jackson	Yea	Vickie Gushrowski	Yea	Pete Saunders
Yea	Miles Fettinger	Yea	Drew Buchanan	Absent	Julie West

Final Plat #25-02 Petition for the Hunter Woods Subdivision Phase II – Approved

ITEM 7. Old Business

There was no old business.

ITEM 8. New Business

There was no new business

ITEM 9. Other Business

There was no other business

ITEM 10. Adjournment

Miles Fettinger made a motion to **adjourn,** and the motion was seconded by Vickie Gushrowski. A roll call vote was taken and the motion to **adjourn** passed 5-0. The meeting was **adjourned** at 6:59 pm.

_____
Jerry Jackson, President

_____
Josette Schoof, Secretary

ITEM 5. Preliminary Plat # 25-02 Petition to Allow Re-Subdivision into 2 Lots – Tract A and B
Type of Request: Preliminary Plat
Staff Report: David Heinold

APPLICANT

Name – Rural King Realty, LLC

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-10-02-154-014.000-043				
Actual/approximate address or location from major streets – 1340 West State Road 2				
Subdivision –			Lot Number(s) –	
Total Acreage – 16.87 acres		Flood Zone on Site? – no		
Zoning of Subject Property – B2		Use of Subject Property – Commercial		
Proposed Zoning – same as existing		Proposed Land Use – same as existing		
Zoning of Adjacent Properties	North: B2	South: R3A	East: B2	West: B2
Land Use of Adjacent Properties	North: Commercial	South: Residential/ Vacant Land	East: Commercial	West: Commercial

SUMMARY: The petitioner proposes to re-subdivide the existing lot into two (2) lots that will allow a split of the Rural King retail store from the adjacent business on the remaining land that is suitable for additional development.

CONCURRENCE: Chapter 82, Article V, Subdivisions of the City of La Porte Municipal Code allows the subdivider to present a preliminary plat to the Plan Commission and to the Board of Public Works and Safety. The rules and regulations contained in this article are adopted to secure and provide for:

(1) The proper arrangement of streets or highways in relation to existing or planned streets or highways;

(2) Adequate and convenient open spaces for traffic, utilities and access for firefighting apparatus, recreation, light and air; and
(3) The avoidance of congestion of population; and the establishment of standards for the construction of any and all improvements as required in this article.

HISTORY OF SITE: Per the site aerial image, the total area of the parcel is about 16.87 acres and currently zoned within the B2 General Commercial District. Currently, the property is one lot with access to Longwood Drive, West State Road 2, and Andrew Avenue.

SITE REVIEW FINDINGS: Site Review was not required due to the current status of the site with utilities and infrastructure already in place.

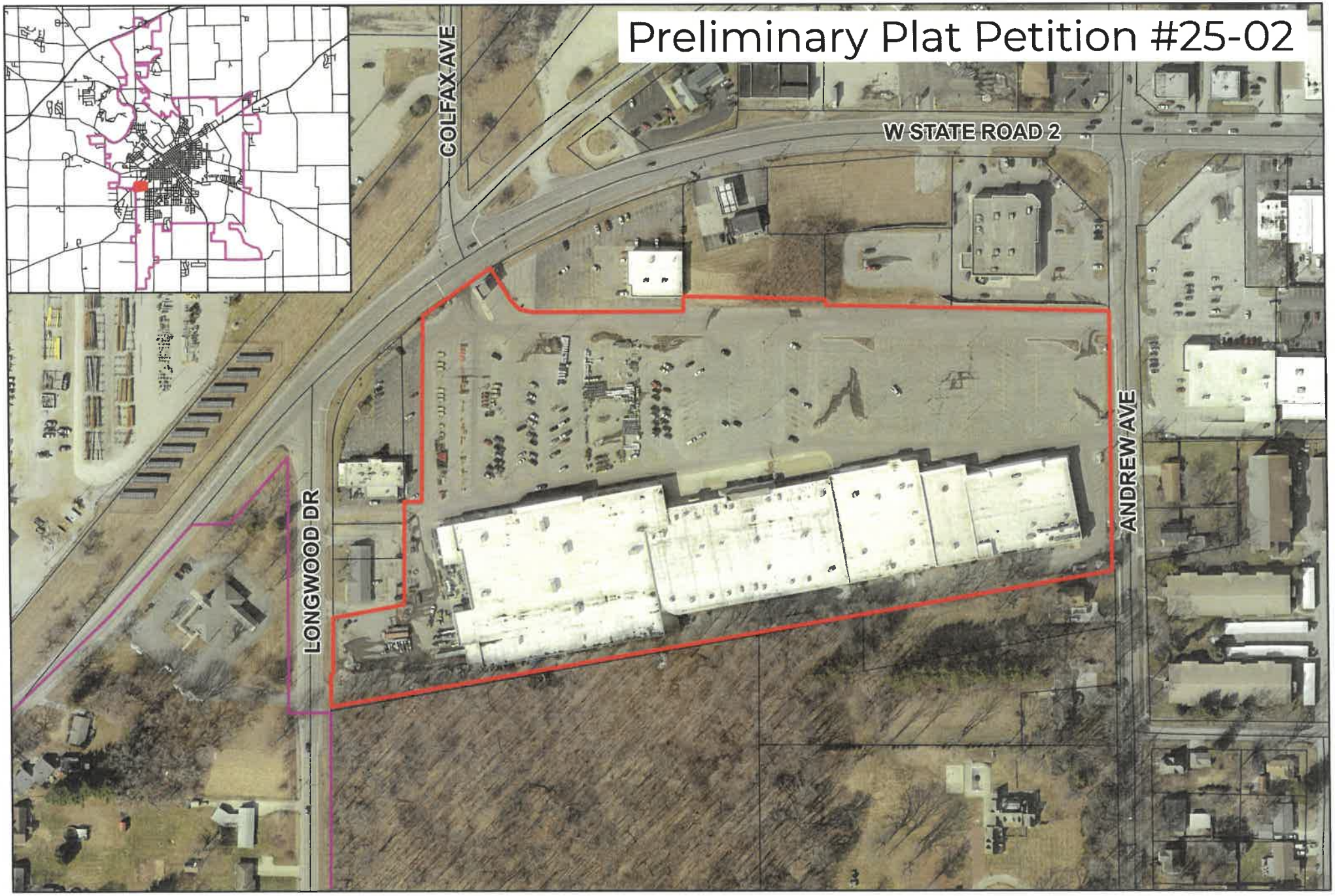
STATEMENT OF COMPLIANCE: Section 27.12 of the 2017 Revised Joint Zoning Ordinance states that the Plan Commission shall be guided by and give consideration to the general policy and pattern of development set out in the Countywide Land Development Plan.

STAFF ANALYSIS:
Rural King Realty, LLC is presenting a Preliminary Plat for Plan Commission approval to allow a Two (2) Lot Subdivision in order to allow a split of the Rural King retail store from the adjacent business on the remaining land that is suitable for additional development. Each lot will have separate legal access to Longwood Drive, West State Road 2, and Andrew Avenue with a shared parking and driveway access aisles. The total square feet for Tract A is 288,882 square feet and Tract B is 731,640 square feet, which meet the minimum lot area requirements in the B2 Zoning District. The proposed subdivision is properly arranged for legal access to the two lots, which allows for adequate provisions for traffic safety and access for fire protection as well as public utility coordination.

STAFF RECOMMENDATION:
Staff finds that the proposed two lot subdivision conforms to the guidelines set forth in Chapter 82, Article V, Subdivisions of the City of La Porte Municipal Code. Staff recommends **approval** of Preliminary Plat #25-02 Petition to Allow a Two (2) Lot Subdivision.

Submitted to the City of La Porte Plan Commission on October 10th, 2025.

Preliminary Plat Petition #25-02



LA PORTE
INDIANA

City of La Porte
Plan Commission
Location Map

Subject Property
City Limits

0 200 400 Feet

Date Created: September 27, 2025 Created By: David Heinold

Document Path: T:\City Planner\GIS\Map Requests\Plan Commission\2025\PP_25-02
Map Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

City of La Porte

September 22, 2025

PP-25-2

Plan Commission - Preliminary Plat Application

Status: Active

Submitted On: 9/22/2025

Primary Location

1340 W STATE ROAD 2
LA PORTE, IN 46350

Owner

Rural King Realty LLC
Dewitt Avenue 4216 Dewitt Avenue Mattoon, IL 61938

Applicant

Sherri Aldrich
217-235-7102 ext. 2544
saldrich@ruralking.com
4216 Dewitt Avenue
Mattoon, IL 61938

Internal Review

Site Review required?

☐

Site Review Date

–

File Date

09/22/2025

Petition Number

2025-PP-02

Date of PC Meeting

10/14/2025

Decision

–

Deferred Date (if needed)

–

Decision

–

Date of BOPW Meeting

–

Decision

–

Site Review Meeting Notes Upload

No File Uploaded

Conditions of Approval (if applicable)

Meeting Notes/Summary

Applicant Information

Name*

Rural King Realty, LLC

Street Address*

4216 Dewitt Avenue

City, State, Zip Code*

Mattoon IL 61938

Primary Contact regarding this Petition*

Sherri Aldrich

Phone Number*

217-235-7102 ext. 2544

Email Address*

saldrich@ruralking.com

Engineer Preparing Plans

Blew Inc.

Email Address

team-house@blewinc.com

Others to be Notified

Clayton Walden

Email

cwalden@ruralking.com

Applicant is:*

Sole owner

Other

Premises Information

Parcel ID Number*

46-10-02-154-014.000-043

Address or General Location*

1340 W State Road 2, La Porte IN 46350

Legal Description*

TRACT "B"

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 WEST, SCIPIO TOWNSHIP, LAPORTE COUNTY, INDIANA, AND LYING SOUTHERLY OF STATE ROAD NUMBER 2 AND 39, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH REBAR ON THE EASTERN RIGHT-OF-WAY LINE OF LONGWOOD DRIVE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 2;

THENCE DEPARTING SAID WEST QUARTER CORNER, NORTH 79 DEGREES 44 MINUTES 25 SECONDS EAST, FOR A DISTANCE OF 602.33 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE WESTERN LINE OF THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1.) NORTH 10 DEGREES 13 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 324.03 FEET,

2.) NORTH 00 DEGREES 17 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 279.04 FEET TO THE NORTHWESTERN CORNER THEREOF;

THENCE DEPARTING SAID CORNER, ALONG THE NORTHERN LINE OF THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1.) NORTH 89 DEGREES 42 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 95.41 FEET TO A FOUND MAG-NAIL,

2.) NORTH 00 DEGREES 20 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 26.34 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEIL 80040125",

3.) SOUTH 88 DEGREES 54 MINUTES 25 SECONDS EAST, FOR A DISTANCE OF 249.84 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEIL 80040125",

4.) SOUTH 01 DEGREES 13 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 10.09 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEIL 80040125",

5.) SOUTH 88 DEGREES 53 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 499.64 FEET TO FOUND MAG-NAIL ON THE WESTERN RIGHT-OF-WAY LINE OF ANDREW AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 457.44 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEIL 80040125" AT THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING SAID CORNER, ALONG THE SOUTHERN LINE THEREOF, SOUTH 79 DEGREES 44 MINUTES 25 SECONDS WEST, FOR A DISTANCE OF 801.27 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10.325 ACRES (449,758 SQUARE FEET OF LAND), MORE OR LESS AND BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Total Acreage*

10.325

Flood Zone?*

No

Current Zoning*

B2 General Commercial

Current Land Use*

Commercial

Applicant Signature

Applicant's Signature*	Date*
Don W. Davis Sep 22, 2025	09/22/2025

Property Owner Signature

Property Owner Signature	Date
No signature	–

ITEM 6. Final Plat # 25-03 Petition to Allow Re-Subdivision into 2 Lots – Tract A and B
Type of Request: Final Plat
Staff Report: David Heinold

APPLICANT

Name – Rural King Realty, LLC

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-10-02-154-014.000-043				
Actual/approximate address or location from major streets – 1340 West State Road 2				
Subdivision –			Lot Number(s) –	
Total Acreage – 16.87 acres		Flood Zone on Site? – no		
Zoning of Subject Property – B2		Use of Subject Property – Commercial		
Proposed Zoning – same as existing		Proposed Land Use – same as existing		
Zoning of Adjacent Properties	North: B2	South: R3A	East: B2	West: B2
Land Use of Adjacent Properties	North: Commercial	South: Residential/ Vacant Land	East: Commercial	West: Commercial

SUMMARY: The petitioner proposes to re-subdivide the existing lot into two (2) lots that will allow a split of the Rural King retail store from the adjacent business on the remaining land that is suitable for additional development.

CONCURRENCE: Chapter 82, Article V, Subdivisions of the City of La Porte Municipal Code allows the subdivider to present a final plat to the Plan Commission and to the Board of Public Works and Safety. The rules and regulations contained in this article are adopted to secure and provide for:

(1) The proper arrangement of streets or highways in relation to existing or planned streets or highways;
(2) Adequate and convenient open spaces for traffic, utilities and access for firefighting apparatus, recreation, light and air; and
(3) The avoidance of congestion of population; and the establishment of standards for the construction of any and all improvements as required in this article.

HISTORY OF SITE: Per the site aerial image, the total area of the parcel is about 16.87 acres and currently zoned within the B2 General Commercial District. Currently, the property is one lot with access to Longwood Drive, West State Road 2, and Andrew Avenue.

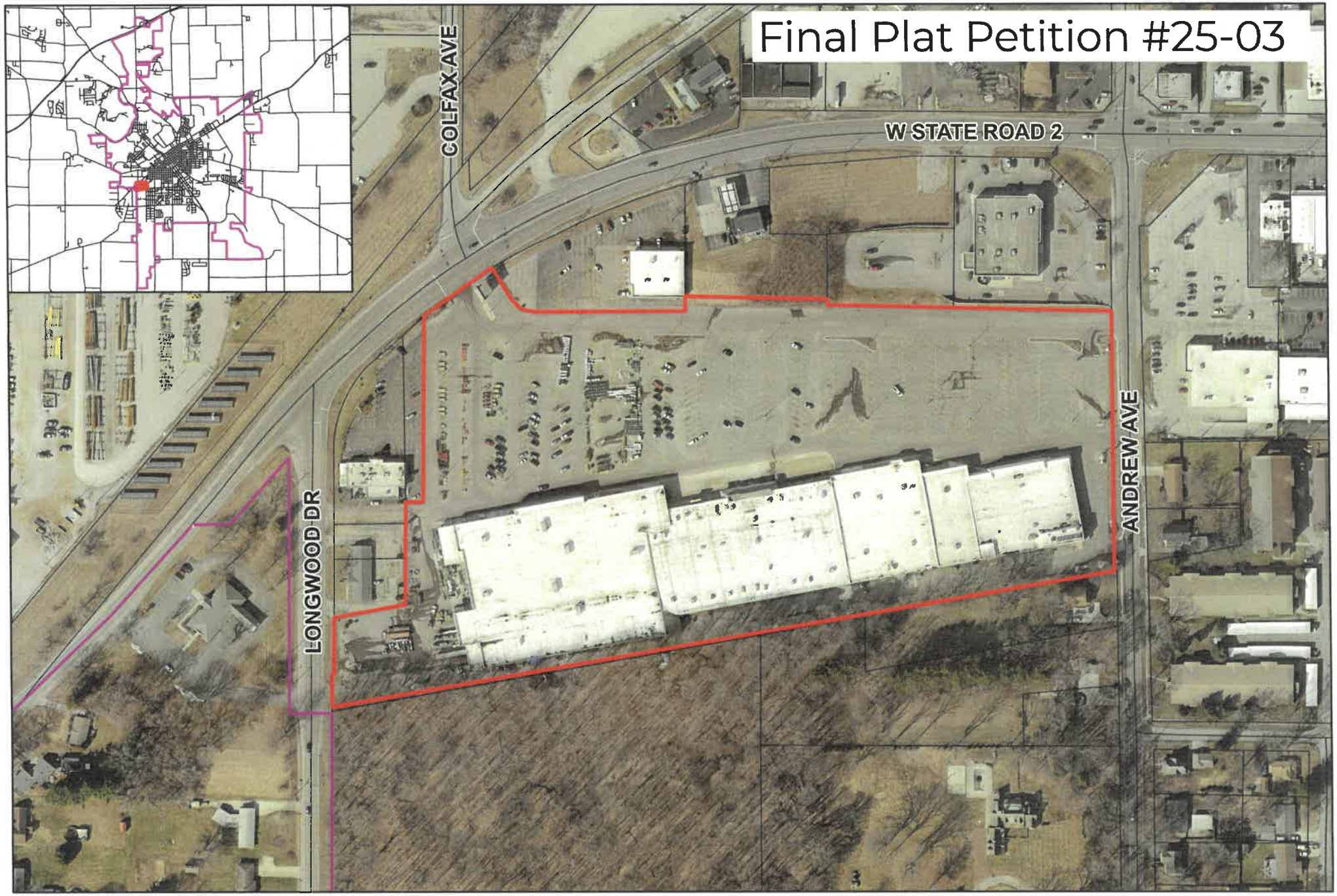
SITE REVIEW FINDINGS: Site Review was not required due to the current status of the site with utilities and infrastructure already in place.

STATEMENT OF COMPLIANCE: Section 27.12 of the 2017 Revised Joint Zoning Ordinance states that the Plan Commission shall be guided by and give consideration to the general policy and pattern of development set out in the Countywide Land Development Plan.

STAFF ANALYSIS:
Rural King Realty, LLC is presenting a Final Plat for Plan Commission approval to allow a Two (2) Lot Subdivision in order to allow a split of the Rural King retail store from the adjacent business on the remaining land that is suitable for additional development. Each lot will have separate legal access to Longwood Drive, West State Road 2, and Andrew Avenue with a shared parking and driveway access aisles. The total square feet for Tract A is 288,882 square feet and Tract B is 731,640 square feet, which meet the minimum lot area requirements in the B2 Zoning District. The proposed subdivision is properly arranged for legal access to the two lots, which allows for adequate provisions for traffic safety and access for fire protection as well as public utility coordination.

STAFF RECOMMENDATION:
Staff finds that the proposed two lot subdivision conforms to the guidelines set forth in Chapter 82, Article V, Subdivisions of the City of La Porte Municipal Code. Staff recommends **approval** of Final Plat #25-03 Petition to Allow a Two (2) Lot Subdivision.

Submitted to the City of La Porte Plan Commission on October 10th, 2025.



LA PORTE
INDIANA

City of La Porte
Plan Commission
Location Map

Subject Property
City Limits

0 200 400 Feet

Date Created: September 27, 2025 Created By: David Heinold

Document Path: T:\City Planner\GIS\Map Requests\Plan Commission\2025\FP_25-03
Map Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

FINAL PLAT

1340 WEST STATE ROAD 2
LOCATED IN: SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 WEST
LAPORTE, LAPORTE COUNTY, INDIANA 46350

SITE INFORMATION

N/F RURAL KING REALTY LLC
1340 WEST STATE ROAD 2, LAPORTE, INDIANA 46350
APN: 461002154014000043
731,640± SQUARE FEET, OR 16.796± ACRES

PROPERTY DESCRIPTION (TRACT A)

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 WEST, SCIPIO TOWNSHIP, LAPORTE COUNTY, INDIANA, AND LYING SOUTHERLY OF STATE ROAD NUMBER 2 AND 39, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH REBAR ON THE EASTERN RIGHT-OF-WAY LINE OF LONGWOOD DRIVE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 2;

THENCE DEPARTING SAID CORNER, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID LONGWOOD DRIVE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) NORTH 00 DEGREES 25 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 61.05 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "PAGE IN LS21000242";
2) NORTH 78 DEGREES 59 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 4.80 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "PAGE IN LS21000242";
3) NORTH 00 DEGREES 29 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 100.00 FEET TO A FOUND 5/8-INCH REBAR;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE WESTERN LINES OF THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) NORTH 75 DEGREES 26 MINUTES 46 SECONDS EAST, FOR A DISTANCE OF 127.60 FEET TO A FOUND MAG-NAIL;
2) NORTH 00 DEGREES 24 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 186.51 FEET TO A FOUND MAG-NAIL;
3) NORTH 89 DEGREES 36 MINUTES 15 SECONDS EAST, FOR A DISTANCE OF 30.86 FEET TO A FOUND MAG-NAIL;
4) NORTH 00 DEGREES 36 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 327.25 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEL 80040125" ON THE SOUTHERN RIGHT-OF-WAY LINE OF WEST STATE ROAD 2 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG SAID SOUTHERN RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) NORTH 34 DEGREES 17 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 125.77 FEET TO A FOUND MAG-NAIL;
2) NORTH 61 DEGREES 31 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 16.91 FEET TO A FOUND 5/8-INCH REBAR;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE NORTHERN LINE OF THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) SOUTH 32 DEGREES 15 MINUTES 38 SECONDS EAST, FOR A DISTANCE OF 61.86 FEET A FOUND 5/8-INCH REBAR;
2) SOUTH 44 DEGREES 50 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 23.44 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEL 80040125";
3) SOUTH 78 DEGREES 39 MINUTES 25 SECONDS EAST, FOR A DISTANCE OF 34.45 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEL 80040125";
4) NORTH 89 DEGREES 42 MINUTES 39 SECONDS EAST, FOR A DISTANCE OF 188.28 FEET TO THE NORTHEASTERN CORNER THEREOF;

THENCE DEPARTING SAID CORNER, ALONG THE EASTERN LINE OF THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) SOUTH 00 DEGREES 17 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 279.04 FEET;
2) SOUTH 10 DEGREES 13 MINUTES 27 SECONDS EAST, FOR A DISTANCE OF 334.03 FEET TO THE SOUTHEASTERN CORNER THEREOF;

THENCE DEPARTING SAID CORNER, ALONG THE SOUTHERN LINE THEREOF, SOUTH 79 DEGREES 44 MINUTES 25 SECONDS WEST, FOR A DISTANCE OF 602.33 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.471 ACRES (281,882 SQUARE FEET OF LAND), MORE OR LESS AND BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PROPERTY DESCRIPTION (TRACT B)

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 WEST, SCIPIO TOWNSHIP, LAPORTE COUNTY, INDIANA, AND LYING SOUTHERLY OF STATE ROAD NUMBER 2 AND 39, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH REBAR ON THE EASTERN RIGHT-OF-WAY LINE OF LONGWOOD DRIVE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 2;

THENCE DEPARTING SAID WEST QUARTER CORNER, NORTH 79 DEGREES 44 MINUTES 25 SECONDS EAST, FOR A DISTANCE OF 602.33 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE WESTERN LINE OF THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) NORTH 10 DEGREES 13 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 334.06 FEET;
2) NORTH 00 DEGREES 17 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 279.04 FEET TO THE NORTHWESTERN CORNER THEREOF;

THENCE DEPARTING SAID CORNER, ALONG THE NORTHERN LINE OF THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) NORTH 89 DEGREES 42 MINUTES 39 SECONDS EAST, FOR A DISTANCE OF 95.41 FEET TO A FOUND MAG-NAIL;
2) NORTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, FOR A DISTANCE OF 28.34 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEL 80040125";
3) SOUTH 86 DEGREES 34 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 249.44 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEL 80040125";
4) SOUTH 01 DEGREES 13 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 10.09 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEL 80040125";
5) SOUTH 89 DEGREES 33 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 499.64 FEET TO FOUND MAG-NAIL ON THE WESTERN RIGHT-OF-WAY LINE OF ANDREW AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 18 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 457.44 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEL 80040125" AT THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING SAID CORNER, ALONG THE SOUTHERN LINE THEREOF, SOUTH 79 DEGREES 44 MINUTES 25 SECONDS WEST, FOR A DISTANCE OF 801.27 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10.325 ACRES (449,758 SQUARE FEET OF LAND), MORE OR LESS AND BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LINE TABLE

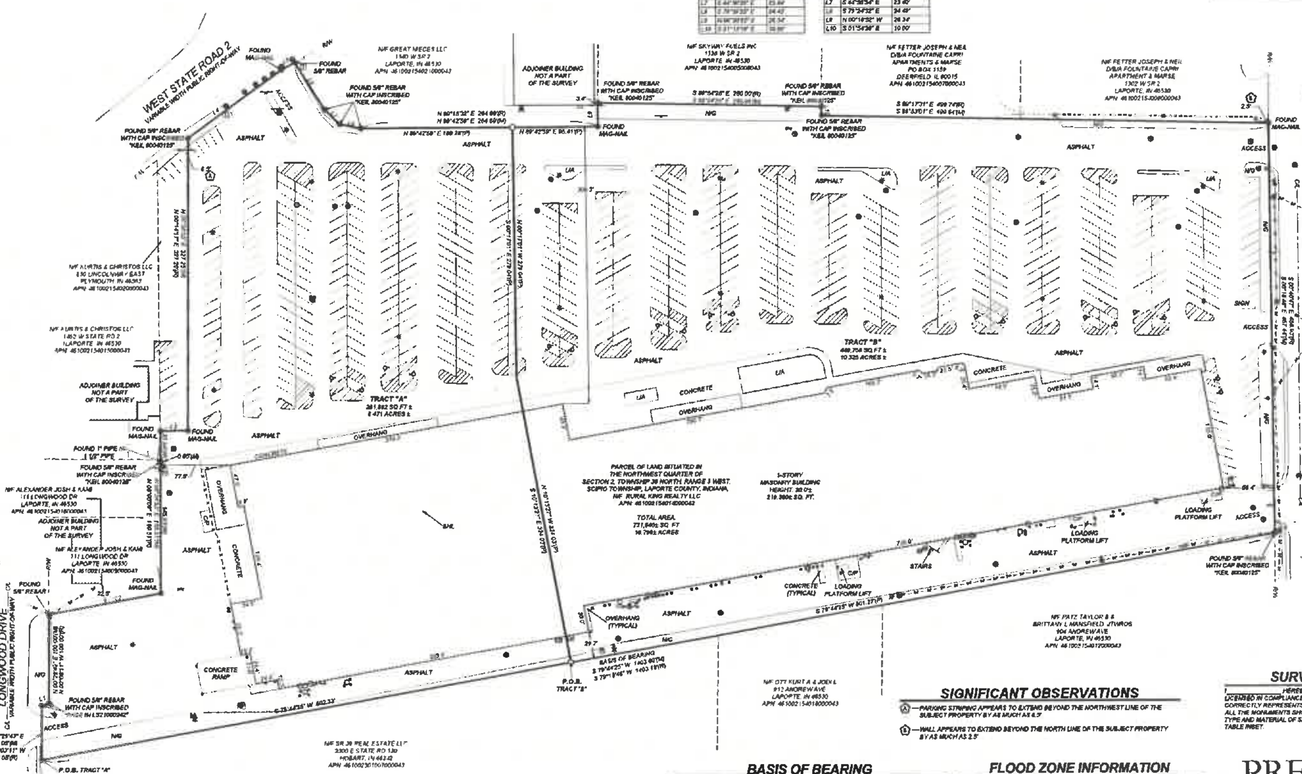
MEASURED DIMENSIONS

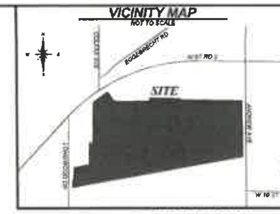
LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]

RECORD DIMENSIONS

LINE	BEARING	DISTANCE
L1	N 79°18'49" E	8.50'
L2	N 78°59'34" E	127.69'
L3	N 88°17'30" E	30.84'
L4	N 57°53'49" E	129.17'
L5	N 00°13'48" E	16.91'
L6	S 32°42'54" E	11.86'
L7	S 44°36'54" E	23.40'
L8	S 79°24'22" E	34.49'
L9	N 00°16'52" W	26.34'
L10	S 01°54'36" E	10.00'

SCALE: 1" = 60'
GRAPHIC SCALE
0 30' 60' 120'





LEGEND & SYMBOLS

FOUND MONUMENT AS NOTED
SET MONUMENT AS NOTED
COMPUTED POINT
GAS METER
SANITARY SEWER MANHOLE
UTILITY POLE
LIGHT POLE
ELECTRIC METERS
WATER VALVE
GAS VALVE
SIGN
BOLLARD
SANITARY CLEANOUT
FIRE DEPT. CONNECTION
ELECTRIC BOXES
GUY ANCHOR
TELEPHONE PEDESTAL
TRAFFIC SIGNAL POST
FIRE HYDRANT
MANHOLE
DRAINAGE INLET
NO PARKING AREA
SQ. FT. SQUARE FEET
BUILDING HEIGHT LOCATION
N/F NOW OR FORMERLY
N/G NATURAL GROUND
L/A LANDSCAPED AREA
C/P CONCRETE PAD
R/W RIGHT-OF-WAY
C/L CENTERLINE
(M) MEASURED/CALCULATED DIMENSION
(R) RECORD DIMENSION
(P) PROPOSED DIMENSION
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
BOUNDARY LINE
FENCE LINE
OVERHEAD POWER LINE
RIGHT-OF-WAY LINE
CENTERLINE OF ROAD
WALL

OWNER CERTIFICATE

WE, THE UNDERSIGNED ______________________, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO THEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ______________________, AN ADDITION TO ______________________. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT AND SIDE YARDS BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINE AND THE PROPERTY LINE OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND OF VARYING WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, SURFACE DRAINAGE, POLES, DUCTS, LINES, AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

(ADDITIONAL DEDICATIONS AND PROTECTIVE COVENANTS, OR PRIVATE RESTRICTIONS, WOULD BE INSERTED HERE UPON THE SUBDIVIDER'S INITIATIVE OR UPON THE RECOMMENDATION OF THE COMMISSION. IMPORTANT PROVISIONS ARE THOSE SPECIFYING THE USE TO BE MADE OF THE PROPERTY AND, IN THE CASE OF RESIDENTIAL USE, THE MINIMUM HABITABLE FLOOR AREA.)

THE FOREGOING COVENANTS (OR RESTRICTIONS) ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, ______, (A TWENTY-FIVE (25) YEAR PERIOD IS SUGGESTED), AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS), SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS CHANGED BY VOTE OF MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS OR RESTRICTIONS, IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS OR RESTRICTIONS, BY JUDGMENT OR COURT ORDER, SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR HANDS AND SEALS THIS ________ DAY OF ______________, ________

STATE OF INDIANA)
)SS:
LA PORTE COUNTY)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE CITY AND STATE, PERSONALLY APPEARED AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS ________ DAY OF ______________, ________

GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. COMPLETED FIELD WORK WAS JULY 12, 2024.
4. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
5. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WEST STATE ROAD 2 AND ANDREW AVENUE, BOTH BEING OBSERVED PUBLIC RIGHTS-OF-WAY.
6. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
7. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM LAPORTE COUNTY GIS.
7. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
8. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS NOT SHOWN HEREON BUT FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. ANY MATTERS THAT HAVE NEVER BEEN MADE KNOWN TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS ARE SHOWN OR NOTED HEREON.
10. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A WARRANTY DEED PER DOCUMENT NO. 2017R-13733, DATED NOVEMBER 9, 2017.
11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
12. THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED".

SIGNIFICANT OBSERVATIONS

(A) — PARKING STRIPING APPEARS TO EXTEND BEYOND THE NORTHWEST LINE OF THE SUBJECT PROPERTY BY AS MUCH AS 4.5'
(B) — WALL APPEARS TO EXTEND BEYOND THE NORTH LINE OF THE SUBJECT PROPERTY BY AS MUCH AS 2.5'

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S79°44'25"W PER GPS COORDINATE OBSERVATIONS INDIANA STATE PLANE, WEST ZONE NAD83.

LATITUDE = 41°35'55.8361"
LONGITUDE = -86°44'02.6642"
CONVERGENCE ANGLE = 00°13'54.8190"

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 18091C0280D, WHICH BEARS AN EFFECTIVE DATE OF 11/06/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

APPROVAL CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 174–ACTS OF 1974, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LA PORTE OF THE COUNTY OF LA PORTE, INDIANA, THIS PLAT WAS GIVEN SECONDARY APPROVAL BY THE PLAN COMMISSION OF LA PORTE.

APPROVED BY THE LA PORTE PLAN COMMISSION ON: ________, 20______

LA PORTE PLAN COMMISSION

SIGNATURE, PRESIDENT

SIGNATURE, SECRETARY

SIGNATURE, PLAN DIRECTOR

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

DATE	REVISION HISTORY	BY

SURVEYOR'S CERTIFICATE

I, ______________ HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, [illegible] IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON ________, 20______, THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF SAID MONUMENTS ARE ACCURATELY SHOWN. TABLE INSET.

PRELIMINARY

INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR NO.

BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-4219	SURVEY DRAWN BY: CRH - 09/20/2024
SURVEY REVIEWED BY: TS	SHEET: 1 OF 1

TRACT "B"

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 WEST, SCIPIO TOWNSHIP, LAPORTE COUNTY, INDIANA, AND LYING SOUTHERLY OF STATE ROAD NUMBER 2 AND 39, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH REBAR ON THE EASTERN RIGHT-OF-WAY LINE OF LONGWOOD DRIVE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 2;

THENCE DEPARTING SAID WEST QUARTER CORNER, NORTH 79 DEGREES 44 MINUTES 25 SECONDS EAST, FOR A DISTANCE OF 602.33 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE WESTERN LINE OF THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1.) NORTH 10 DEGREES 13 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 324.03 FEET,
2.) NORTH 00 DEGREES 17 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 279.04 FEET TO THE NORTHWESTERN CORNER THEREOF;

THENCE DEPARTING SAID CORNER, ALONG THE NORTHERN LINE OF THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1.) NORTH 89 DEGREES 42 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 95.41 FEET TO A FOUND MAG-NAIL,
2.) NORTH 00 DEGREES 20 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 26.34 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEIL 80040125",
3.) SOUTH 88 DEGREES 54 MINUTES 25 SECONDS EAST, FOR A DISTANCE OF 249.84 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEIL 80040125",
4.) SOUTH 01 DEGREES 13 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 10.09 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEIL 80040125",
5.) SOUTH 88 DEGREES 53 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 499.64 FEET TO FOUND MAG-NAIL ON THE WESTERN RIGHT-OF-WAY LINE OF ANDREW AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 457.44 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEIL 80040125" AT THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING SAID CORNER, ALONG THE SOUTHERN LINE THEREOF, SOUTH 79 DEGREES 44 MINUTES 25 SECONDS WEST, FOR A DISTANCE OF 801.27 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10.325 ACRES (449,758 SQUARE FEET OF LAND), MORE OR LESS AND BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

City of La Porte

September 22, 2025

FP-25-3

Plan Commission - Final Plat Application

Status: Active

Submitted On: 9/22/2025

Primary Location

1340 W STATE ROAD 2
LA PORTE, IN 46350

Owner

Rural King Realty LLC
Dewitt Avenue 4216 Dewitt Avenue Mattoon, IL 61938

Applicant

Sherri Aldrich
217-235-7102 ext. 2544
saldrich@ruralking.com
4216 Dewitt Avenue
Mattoon, IL 61938

Internal Review

Site Review required?

☐

Site Review Date

–

File Date

09/22/2025

Petition Number

2025-FP-03

Date of PC Meeting

10/14/2025

Decision

–

Deferred Date (if needed)

–

Decision

–

Date of BOPW Meeting

–

Decision

–

Site Review Meeting Notes Upload

No File Uploaded

Conditions of Approval (if applicable)

Meeting Notes/Summary

Applicant Information

Name*

Rural King Realty, LLC

Street Address*

4216 Dewitt Avenue

City, State, Zip Code*

Mattoon IL 61938

Primary Contact regarding this Petition*

Sherri Aldrich

Phone Number*

217-235-7102 ext. 2544

Email Address*

saldrich@ruralking.com

Engineer Preparing Plans

Blew Inc.

Email Address

team-house@blewinc.com

Others to be Notified

Clayton Walden

Email

cwalden@ruralking.com

Applicant is:*

Sole owner

Other

Premises Information

Parcel ID Number*

46-10-02-154-014.000-043

Address or General Location*

1340 W. State Road 2, La Porte IN 46350

Legal Description*

TRACT "B"

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 WEST, SCIPIO TOWNSHIP, LAPORTE COUNTY, INDIANA, AND LYING SOUTHERLY OF STATE ROAD NUMBER 2 AND 39, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH REBAR ON THE EASTERN RIGHT-OF-WAY LINE OF LONGWOOD DRIVE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 2;

THENCE DEPARTING SAID WEST QUARTER CORNER, NORTH 79 DEGREES 44 MINUTES 25 SECONDS EAST, FOR A DISTANCE OF 602.33 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE WESTERN LINE OF THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1.) NORTH 10 DEGREES 13 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 324.03 FEET,

2.) NORTH 00 DEGREES 17 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 279.04 FEET TO THE NORTHWESTERN CORNER THEREOF;

THENCE DEPARTING SAID CORNER, ALONG THE NORTHERN LINE OF THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1.) NORTH 89 DEGREES 42 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 95.41 FEET TO A FOUND MAG-NAIL,

2.) NORTH 00 DEGREES 20 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 26.34 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEIL 80040125",

3.) SOUTH 88 DEGREES 54 MINUTES 25 SECONDS EAST, FOR A DISTANCE OF 249.84 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEIL 80040125",

4.) SOUTH 01 DEGREES 13 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 10.09 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEIL 80040125",

5.) SOUTH 88 DEGREES 53 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 499.64 FEET TO FOUND MAG-NAIL ON THE WESTERN RIGHT-OF-WAY LINE OF ANDREW AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 457.44 FEET TO A FOUND 5/8-INCH REBAR WITH CAP INSCRIBED "KEIL 80040125" AT THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING SAID CORNER, ALONG THE SOUTHERN LINE THEREOF, SOUTH 79 DEGREES 44 MINUTES 25 SECONDS WEST, FOR A DISTANCE OF 801.27 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10.325 ACRES (449,758 SQUARE FEET OF LAND), MORE OR LESS AND BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Total Acreage*

10.325

Flood Zone?*

No

Current Zoning*

B2 General Commercial

Current Land Use*

Commercial

Applicant Signature

Applicant's Signature*	Date*
Don W. Davis Sep 22, 2025	09/22/2025

Property Owner Signature

Property Owner Signature	Date
No signature	–