

**Burns Harbor Advisory Plan Commission  
Minutes of Monday, January 5, 2026**

The Advisory Plan Commission of the Town of Burns Harbor, Porter County, Indiana, met in a regular session on Monday, January 5, 2026, in the Town Hall. The meeting was called to order by Advisory Plan Commission Vice President Aaron Adcock at 6:01 pm.

The Pledge of Allegiance to the American Flag was recited.

Roll Call:

Toni Biancardi .....	Present
Bernie Poparad .....	Present
Roseann Bozak .....	Present
Travis Dunlap .....	Present
Gordon McCormick .....	Present
Aaron Adcock .....	Present
Michelle Watkins .....	Present

**Additional Officials Present**

Attorney- Clay Patton, Building Commissioner- Joe Lawson, and Secretary- Jill Sherrill.

**Also Present**

Jeanette Hicks- Global Engineering, Scott Fijut- Natron Corporation, Todd Kleven- Lennar Homes, and Luke Fricke- Lennar Homes.

**Reorganization**

Watkins made a motion to appoint Toni Biancardi as Plan Commission President. Bozak seconded the motion. Adcock- Aye, Poparad- Aye, Bozak- Aye, Dunlap- Aye, Watkins- Aye, McCormick- Aye, Biancardi- Aye. Motion passed.

Watkins made a motion to re-appoint Aaron Adcock as Plan Commission Vice President. Bozak seconded the motion. Adcock- Aye, Poparad- Aye, Bozak- Aye, Dunlap- Aye, Watkins- Aye, McCormick- Aye, Biancardi- Aye. Motion passed.

Watkins made a motion to appoint Bernie Poparad to the Board of Zoning Appeals. Bozak seconded the motion. Adcock- Aye, Poparad- Aye, Bozak- Aye, Dunlap- Aye, Watkins- Aye, McCormick- Aye, Biancardi- Aye. Motion passed.

**Minutes**

McCormick made a motion to approve the minutes of December 1, 2025. Bozak seconded the motion. Poparad-Aye, Bozak-Aye, Dunlap-Aye, Watkins-Aye, McCormick-Aye, Adcock-Aye, Biancardi-Aye. Motion passed.

**Communication, Bills, Expenditures**

Nothing to report.

**Report of Officers, Committee, Staff**

Nothing to report.

## **Old Business**

### *Fence Code*

Building Commissioner Lawson stated in Sec. 4-1-16 Violations, I'd like to propose omitting the phrase "other than fences" and in Sec. 4-1-7 Permit Required, I'd like to propose removing section B and C and replacing to state a permit shall be required prior to the erection of any fence, or construction or addition to any deck or shed, regardless of the cost of construction. Biancardi stated the next step would be to have that written into an ordinance and then set for a Public Hearing. Biancardi asked Building Commissioner Lawson if he had anything else changing in Chapter 4, so everything can be noticed at one time. Building Commissioner Lawson stated perhaps a couple of things. Biancardi asked Building Commissioner Lawson to draft the changes before the February meeting, so a Public Hearing can be set for March with the proposed changes.

## **New Business**

### *Review: Bonds, Maintenance Guarantees, Letter of Credit*

Biancardi reviewed the current bonds with the board. Biancardi would like to have Clerk-Treasurer Loving to double-check the treasurer's check for Corlin's Landing Phase 2 to make sure it is still good. There is also a cashier's check for Corlin's Landing sewer line flush, and just as a side note, we cannot do that based on our permit anymore, so we will discuss that at the Sanitation Board meeting.

### *Taco Bell Training Center Review*

Fijut stated my name is Scott Fijut, and I am with Natron Corporation. The foundation has already been set for the training center; we are just looking for approval to build the center now. Building Commissioner Lawson stated that we received some plans for this building, and there was a state design release issued for the foundation. They recently got the state design release for the building and sent in the plans for that. I would highly recommend that our Town Engineer take a look at it for a formal review. The civil site plans are a little lacking in some information. On sheet SP 1.3, it shows a drive directly across from Lions Drive off Highway 20. I think that it is a very dangerous idea to do that. INDOT would have to determine if that is okay for them to do. A discussion was held regarding what was already approved for the Taco Bell parcel and what was still needed. Biancardi asked Global Engineer, Hicks, if these drawings had been received and reviewed. Hicks stated, no, we have not reviewed the new building drawings yet. Biancardi stated our next step would be for the Building Commissioner and Global Engineering to go through the plans and come up with any comments they might have, so that those can be addressed at our next meeting on February 2, 2026.

### *Informal Site Plan Review- Lennar Homes*

Kleven stated my name is Todd Kleven, and I am the Vice President of Lennar Homes. With me this evening is our Land and Title Manager, Luke Fricke. Kleven gave a brief history of Lennar Homes and the projects they have done in Northwest Indiana. Kleven stated we are about 99% self-performed developers, which means we buy the raw land and put the roads and the infrastructure in, along with the vertical home construction. However, we also do like to partner with developers, where they take that risk, and take on that carrying time, and this purchase of raw lots from them. We have wanted to be in Burns Harbor for several years, so we put our land acquisition team to work and approached the property owner to the South. We are looking to build 78 single-family homes that range from 1,500 square feet to 2,178 square feet. We are also proposing amenities such as walking paths, parks, etc. We are proposing six different products, five of which are two-story and one is a ranch. A discussion was held regarding the layout of the land and connecting it to the existing cul-de-sac on Lake Park Rd. Biancardi stated I don't know

if you have looked at the Town Code for the parks, but there is a park/land section. Are you planning on this being a public/town park? Kleven stated we also will have about 600-700 feet of walking path, so we wouldn't put that on the Town of Burns Harbor to maintain, unless the Town of Burns Harbor would like to. Then we would put that into the HOA fees. Biancardi stated, however we are moving forward, I would recommend going to the Park Board and to the Sanitation Boards to discuss. Dunlap questioned about zoning, and Fricke stated the minimum lot size is more consistent with our product than the RC1, which is 40 feet wide and 5 feet side yards. The other option would be with the current zoning, which is just the general residential in your Town Code, and those are 70-foot lot widths with 7-foot side yards. Kleven stated that typically we do PUDs, so I'm not sure if that would be an option. Building Commissioner Lawson stated yes, that is an option. McCormick stated that if all of this goes through, would you straighten out the cul-de-sac on Lake Park Rd. to connect? Kleven stated that if we were allowed to do that, we would. Biancardi stated you would need to come to the Sanitation Board and submit a letter of capacity. I also believe that I have heard that there may need to be a lift station, because that piece of property is very low. Kleven stated we will investigate that because that is obviously an extreme cost. We look forward to moving forward with the PUD process. We will start working with the utilities as far as sewer water and investigate the PUD process. We will retain our attorney to draft those documents, and then we will be back. My goal is hopefully to move forward mid to late summer 2026.

### **Good of the Order and Any Other Business**

*Circet USA for Frontier Communications- Permit Extension 22-131, 22-112*

Biancardi stated that we have one more item to be covered. I will let Building Commissioner Lawson update us on this. Building Commissioner Lawson stated this is for the project of running fiber in Corlin's Landing. They are requesting a permit extension through January 31, 2026. Biancardi stated we cannot change the date, and since they are not on via Zoom, we will have to approve it for the date they requested, and if they need more time, they will need to apply for another permit extension. Bozak made a motion to approve Permits 22-131 and 22-112 through January 31, 2026. Poparad seconded the motion. Poparad-Aye, Bozak-Aye, Dunlap-Aye, Watkins-Aye, McCormick-Aye, Adcock-Aye, Biancardi-Aye. Motion passed.

Poparad thanked Jeremy McHargue, the previous Plan Commission President, for all his hard work while serving on the board.

### **Announcements**

None

### **Adjournment**

Bozak made a motion to adjourn at 6:48 pm. Watkins seconded the motion. Poparad-Aye, Bozak-Aye, Dunlap-Aye, Watkins-Aye, McCormick-Aye, Adcock-Aye, Biancardi-Aye. Motion passed.

**Approved February 2, 2026**

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Toni Biancardi, President

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Jill Sherrill, Secretary