

CHESTERTON ADVISORY PLAN COMMISSION
APRIL 21, 2016
6:30 P.M.

The meeting was called to order at 6:30 P.M. Present were members F. Owens, T. Kopko, J. Ton, R. Poparad, J. Kowalski and President G. Stone. Attorney C. Parkinson and C. Nolan were present as legal advisors. Town Engineer M. O'Dell and Town Manager B. Doyle were in attendance. Member J. Trout was absent. The pledge of allegiance was recited.

APPROVAL OF MINUTES

Member T. Kopko moved approval of the minutes from March 17, 2016 seconded by member J. Kowalski and passed by unanimous voice vote.

COMMENTS FROM THE PUBLIC

PRELIMINARY HEARINGS

Petition of William C. Bennett, Jr. Trustee of the William C. Bennett, Jr. Trust And Rita F. Bennett, Trustee of the Rita F. Bennett Trust requesting a change to The Chesterton Zoning Map. Attorney T. Hiestand was present as representation for the petitioner. He said the reason for the zoning request was to try to make the building consistent with property to the east of this parcel. The map which shows the property is Zoned B-3 would be more consistent with an R-3 zoning. The petitioners are interested in removing the current structure on the parcel and replacing it with a multi-family three unit dwelling. He respectfully requested the board to consider setting this item for public hearing at the May 19, 2016 meeting.

Member F. Owens moved to set this item for public hearing at the May 19, 2016 meeting seconded by member J. Ton and passed by unanimous voice vote.

CONCEPT REVIEW

Story Point Senior Living Community Attorney G. Babcock was present as representation for the petitioner. He was accompanied by Mike Duffy of DLZ. The representative for Story Point Aaron Seymore could not be present this evening. The property is located off of Dickenson Road just north of Addison Point. Attorney Babcock said the development group is in order to purchase approximately 18 acres from Porter LLC. Story Point currently owns and operates about 2000 units in the Midwest. The property would be developed under the PUD process. There would be requests for variances regarding height, signage, parking and sidewalks. The senior living community would contain 162 units consisting of Independent Living and Enhanced Living. Residents would have access to different levels of care based on their needs.

Independent Living portions would consist of a three story building with 120 apartments. There would be 100 one bedroom units, 12 two bedroom units and 8 two bedroom deluxe units.

CHESTERTON PLAN COMMISSION

APRIL 21, 2016

PAGE 2

Amenities would include dining venues, indoor outdoor activity areas, and shops, postal services, banking services, salon, library, fitness rooms, media rooms and multi- purpose rooms. Residents requiring additional care would be offered a single story environment having 42 units consisting of 30 one bedroom units, 8 studio units and 4 two bedroom units.

The senior living facility would be a welcomed and attractive addition to our community. Attorney Babcock solicited comments from the board.

Town Manager B. Doyle commented that the town is extremely excited about what this facility would do for the town. It's the kind of development the town is looking for in our smart growth philosophy.

Member T. Kopko expressed concerns that this structure would be much bigger than anything located in that area.

There was some additional conversation about the difference between the proposed facility and Addison Point. Member Stone wondered about the range of rents. This would be a facility for residents 55 years of age and up.

PUBLIC HEARINGS

Brassie Development LLC, Petition for Brassie Estates, Unit 2 & 3 and Brassie Woods Primary Plat The secretary verified proof of publication, notification and payment. Attorney G. Babcock was present as representation for the petitioner. He was accompanied by Jack Hultz of DVG Inc. Attorney Babcock explained Unit 2 would contain single family dwellings on a total of 61 lots and Unit 3 Brassie Woods would contain 13 paired patio style homes having two living units each for a total of 87 living units. Town Council had previously approved the PUD for the Brassie Development. There were no changes since the PUD was approved. Additionally the project has been granted approval by all the necessary boards. He respectfully requested the board to consider approving the Petition for Brassie Estates, Unit 2 & 3 and Brassie Woods Primary Plat.

There was no one present to speak in support of the petition.

Dan Wells of 1394 Essex Dr., Porter was present to speak in opposition to the petition. He said they chose this area because they considered it more country living. This subdivision would add congestion and traffic to the area.

There being no others wishing to speak the public comment portion of the public hearing was declared closed.

CHESTERTON PLAN COMMISSION
APRIL 21, 2016
PAGE 3

President G. Stone asked if they had turned in a signed copy of the recorded documentation from the Porter County Drainage Board.

Attorney G. Babcock and Jack Hultz were unsure if the board had been given their copy. Attorney G. Babcock asked the board to approve the primary plat subject to providing a copy of the recorded instrument.

Town Engineer M. O'Dell clarified that the project had received approval from the drainage board. The drainage easement is 50 feet all the way across south and north. He said everything was in order.

Member F. Owens moved to close the public hearing and approve the primary plat for this item subject to receiving the properly signed instrument seconded by member T. Kopko and passed by unanimous voice vote.

1st Addition to Coffee Creek Center P.U.D., Phase C Block 21, Lot 2 The secretary verified proof of publication, notification and payment. Mr. Jeff Brant was present as representation for the petitioner. He said they are looking to plat this parcel of property in order to sell it.

Town Engineer M. O'Dell said there were 8 items to be addressed and Mr. Brandt had taken care of them all. The documentation was found to be in order.

There was no one present to speak in support of the petition.

There was no one present to speak in opposition to the petition. The public comment portion of the public hearing was declared closed.

Member F. Owens moved to close the public hearing and approve the plat for this item seconded by member T. Kopko and passed by unanimous voice vote.

OLD BUSINESS

Touch of Green, Sidewalk Guarantee, Exp. April 20, 2016 Attorney C. Parkinson said there is a petition to extend the sidewalk guarantee. There are 5 lots that have not been built on.

Attorney G. Babcock was present as representation for the developer Richard Brennan. There are 5 lots left to build on. There has not been much activity in that development for awhile. The town is currently holding a \$7,000.00 cashier's check for sidewalks. It has been suggested by town staff that the cost to install those sidewalks would be considerably more to install in today's market. The new amount required would be \$11,250.00.

CHESTERTON PLAN COMMISSION

APRIL 21, 2016

PAGE 3

Attorney C. Parkinson advised the board that they would need to extend the completion date and accept the check for those five lots. If this item is approved a letter of credit in proper form or check would be forthcoming.

Town Engineer M. O'Dell recommended that this be the final extension for this development. This project was started in 2005 and residents have lived in this subdivision without the sidewalks for some time.

Member J. Kowalski said he isn't comfortable approving a two year extension. The residents have lived in the subdivision now for 11 years without the project being complete. He commented, "The developers get the breaks all the time. We need to look out for the residents."

Member J. Kowalski moved to extend the completion by one year subject to receipt of the necessary check or letter of credit seconded by member R. Poparad and passed by unanimous voice vote.

NEW BUSINESS- None

MISCELLANEOUS BUSINESS- None

ADJOURNMENT

There being no further business before the board member F. Owens moved adjournment seconded by member T. Kopko and passed by unanimous voice vote. The meeting adjourned at 7:10 P.M.

Respectfully submitted,

Gail A. Murawski, Secretary

Approved

G. Stone, President